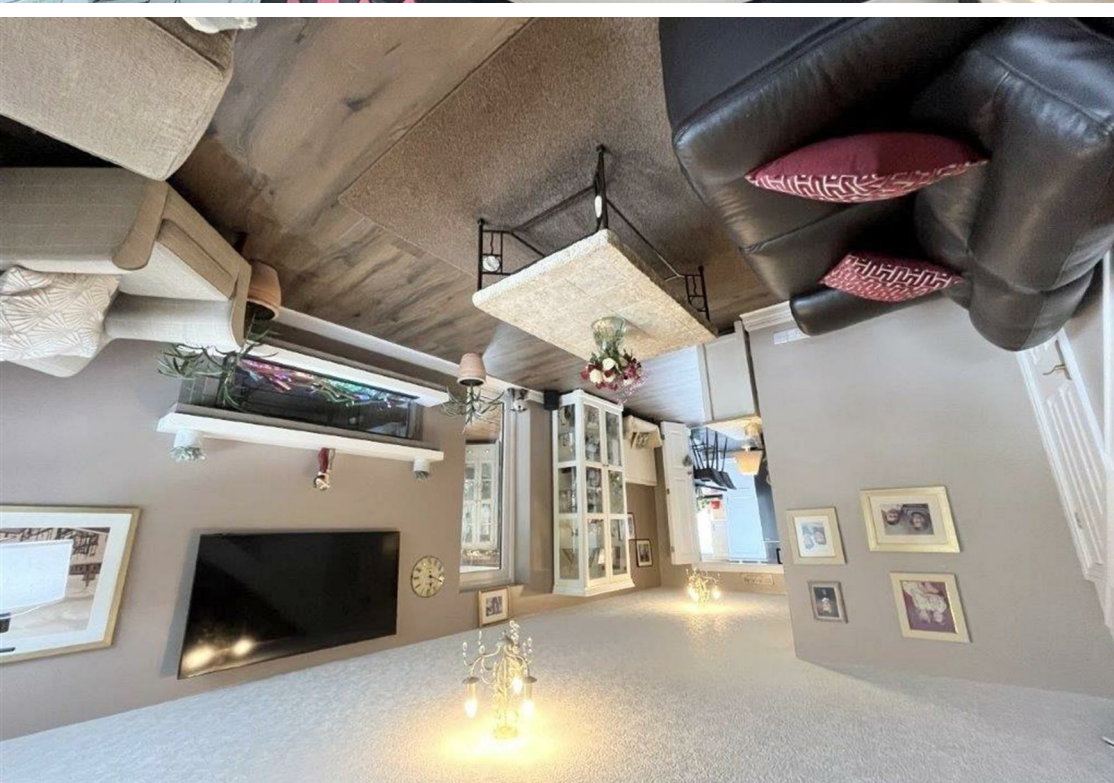




jordanfishwick

57B MAINWARING DRIVE WILMSLOW SK9 2QU
Guide Price £450,000

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SOLD BY JORDAN FISHWICK >>> An EXTENDED THREE bedroom semi detached property located on a secluded position on Mainwaring Drive and situated on the desirable 'Summerfields' development. The property is a short drive away from Wilmslow centre which offers a wide range of amenities, which include a number of local shopping facilities, bars, restaurants, local leisure centre and with Wilmslow train station offering a direct service to London Euston and Manchester City centre the location caters for many different needs. Within a 10 minute drive away there are many additional amenities such as fitness centres, golf courses, Marks and Spencer and John Lewis. The property is well placed for easy access to the M56 for commuters to Manchester and the North West commercial centres and Manchester Airport is less than 20 minutes away. There are several good local state schools and a wide choice of private schools within the area with parks and beautiful countryside surrounding the whole area. The accommodation comprises in brief: Entrance hallway, lounge, separate reception to the side aspect, utility room, downstairs W.C. To the rear of the property there is a large open plan and sociable kitchen diner with modern fitted kitchen. To the first floor there are three bedrooms and a modern and recently installed shower room with large shower enclosure and stylish black sanily ware. To the rear of the property the garden is enclosed being fenced to three sides. The garden is laid to lawn with mature borders. The vendor takes great pride in the garden offering a well-stocked and beautifully maintained space with a varied supply of plants, bushes and shrubs. There is an Indian stone paved patio. Timber shed providing storage (power supply). Whilst to the front of the property, there is a landscaped tarmac driveway providing off-road parking for a number of vehicles with periscope security posts.

Entrance Hallway

UPVC double glazed entrance door leading to the internal entrance hallway. UPVC double glazed window to the side aspect. Useful storage cupboard for shoes and coats. Internal UPVC glazed door leading to the living room. Alarm and ring video door bell

Living Room

15'0" x 12"
A well proportioned open plan, living room with UPVC double glazed window to the front aspect. Wall mounted radiator. Access to an understairs storage cupboard. Wall mounted feature electric fireplace. Multiple power sockets. Access to the kitchen diner, second reception room, utility room and staircase with spindled balustrade leading to the first floor. Laminate wood effect flooring throughout.

Second Reception Room

14'0" x 9'0"
UPVC double glazed windows to the side and front aspect. UPVC double glazed French doors leading to the front garden and driveway. Feature exposed brick wall. Wall mounted radiator. Laminate wood effect flooring throughout. TV point. Recessed ceiling lighting.

Kitchen Diner

23'0" x 13'0"
This large open plan sociable space comprises of both a kitchen and dining area. The kitchen is fitted with a modern range of white wall, base and drawer units with complementary granite work surfaces with tiled splashback. Incorporated within the worksurface is a circular double sink with mixer tap. There is space for a range oven, space for a large American style fridge freezer and an integrated dishwasher. Feature exposed ceiling beams, creating character. Large Velux skylight providing natural light. Fitted storage unit with shelving. Slate flooring throughout. Ample space for dining room table and chair set. UPVC double glazed French doors leading to the rear garden. UPVC double glazed window to the rear aspect. Wall mounted Worcester gas combination boiler.

Utility Room

7'0" x 5'8"
Fitted with a modern range of wall and base units with complementary work surfaces with circular sink unit. Space for a fridge and freezer. Space for washing machine. Laminate wood effect flooring. Access to downstairs WC.

Downstairs WC

A modern two-piece white suite comprising a low-level WC with pushbutton flush, wash hand basin with a vanity storage unit. Laminate wood effect flooring. Part tiling (splashback) to the walls. Recessed ceiling lighting.

First Floor Landing

Access to the first-floor accommodation. Loft access (insulated and boarded). Access to storage cupboard with shelving

Bedroom One

13'1" into wardrobes x 8'6"
A well-proportioned double bedroom with UPVC double glazed window to the front aspect. Wall mounted TV point. Radiator. Laminate wood effect flooring. Fitted bedroom furniture which includes wardrobes providing hanging and storage space with matching bedside tables. Ceiling light with fan.

Bedroom Two

10'5" x 8'6"
UPVC double glazed window to the rear aspect. All mounted radiator. Laminate wood effect flooring.

Bedroom Three

7'4" x 6'9"
UPVC double glazed window to the front aspect. Wall mounted radiator. Fitted wardrobe providing storage and hanging space

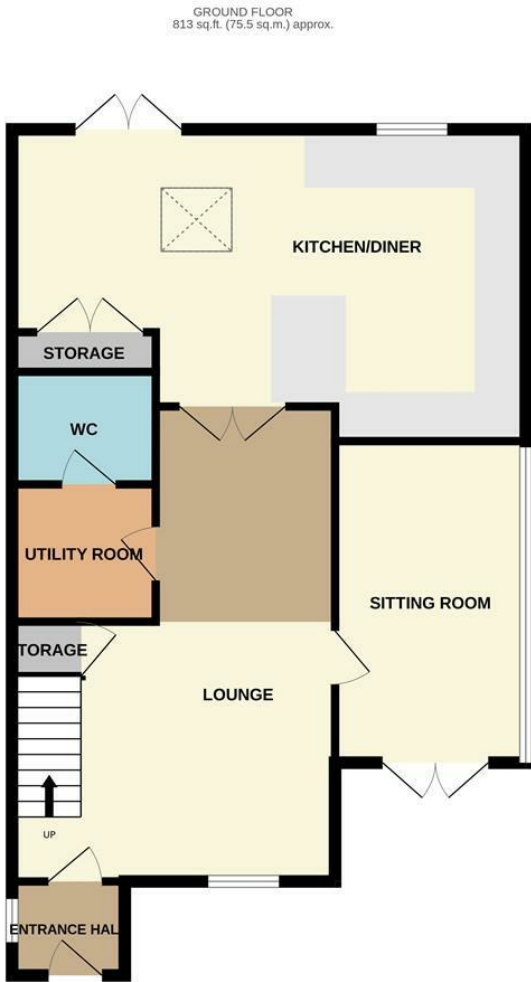
Shower Room

A modern fitted three-piece white suite comprising low-level WC. Large wash hand basin within a vanity storage unit with stylish black mixer tap. Corner shower enclosure with curved shower screen and black shower fittings. Wall mounted contemporary heated towel rail. UPVC double glazed opaque privacy window to the rear aspect.

OUTSIDE

Garden

To the rear of the property the garden is enclosed being fenced to three sides. The garden is laid to lawn with mature borders. The vendor takes great pride in the garden offering a well-stocked and beautifully maintained space with a varied supply of plants, bushes and shrubs. There is an Indian stone paved patio. Timber shed providing storage (power supply). Whilst to the front of the property, there is a landscaped tarmac driveway providing off-road parking for a number of vehicles with periscope security posts. A mature and well stocked front garden with feature mature borders and an extra triangular plot to the front which consists of trees, lawn and a hard standing for a bin store.



TOTAL FLOOR AREA: 1146 sq.ft. (106.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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