



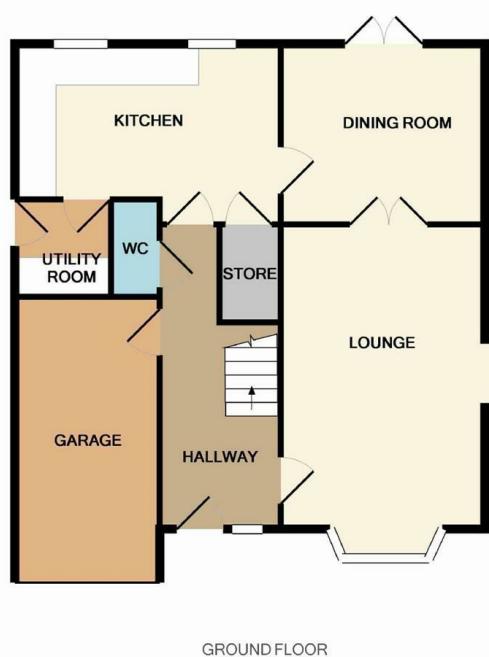
jordan fishwick

11 KINGSBURY DRIVE REGENTS PARK WILMSLOW SK9 2GU

Guide Price £670,000

11 KINGSBURY DRIVE REGENTS PARK WILMSLOW SK9 2GU

NO ONWARD CHAIN. Occupying a pleasant position amongst the prestigious Regents Park development, this lovely four bedroom detached family home is presented to a high standard throughout with well proportioned accommodation. There is a generous southerly facing rear garden and a good sized front driveway leading to the integral garage. Inside, the accommodation comprises briefly: entrance hallway, cloakroom/wc, lounge with double doors opening into the dining room, conservatory, dining kitchen and utility room. To the first floor there is a master bedroom with an en suite shower room, three further double bedrooms and a family bathroom. The property is warmed by gas central heating throughout, with uPVC double glazing also installed. Internal inspection of this fine home is highly recommended.



- Four Bedrooms
- Off road parking
- Popular Regents Park development
- Integral Garage
- South facing rear garden
- No onward chain
- Conservatory
- Viewing recommended

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington