



jordan fishwick

25 Chapel Lane, SK9 5HW
Guide Price £564,950



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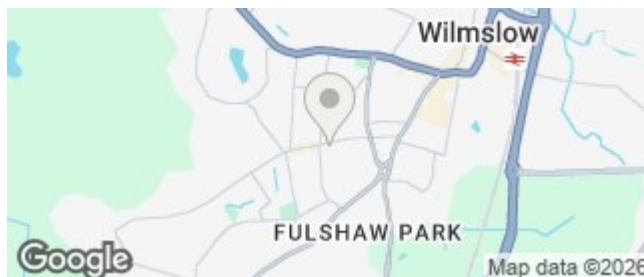


Located in a highly desirable south Wilmslow location on Chapel Lane, this beautifully presented extended three bedroom cottage benefits from spacious, versatile and well presented accommodation throughout. In brief the property comprises off-road parking to the front of the property with a landscaped paved pathway leading to the entrance and internal porch. On entry to the property you are welcomed by a well proportioned living room with internal oak door progressing into the main hub of the home. This generously proportioned open plan and highly sociable kitchen dining and family space consists of a quality fitted kitchen with matching range of base and wall units boasting internal larder storage and quartz work surfaces. The kitchen is fitted with an expansive range of quality appliances which include a fridge, freezer, dishwasher, wine cooler and microwave oven. A striking pitched skylight with bifold doors to the rear garden provide a source of natural light. There is ample space for a dining room table and chair set with bespoke fitted corner bench with internal storage. There is an open plan staircase with glazed balustrade leading to the first floor, a feature exposed brick wall creating character and a downstairs W.C offering practicality. Additionally, to the ground floor there is a home office with fitted storage and oak laminate flooring with views to the front aspect. The first floor accommodation consists of a light and airy landing space with glazed balustrade and a ceiling skylight. A matching set of internal doors provide access to the three bedrooms, two of which benefit from well appointed and stylish en-suites. The ensuite shower room which serves the principal bedroom is fitted with a stylish suite with on-trend black sanitary ware and tasteful tiled splashback, whilst the ensuite located off the second bedroom benefits from a more traditional three piece bathroom suite with bath.



- Three Bedroom Period Cottage
- Extended
- Stunning Kitchen Diner
- Two Ensuites
- Period Features
- Study/Home office
- Courtyard garden
- Off road parking

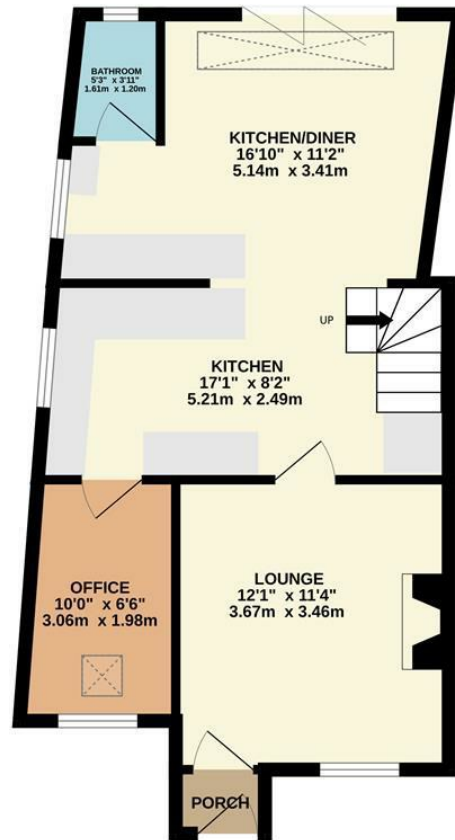
Externally to the rear of the property, there is a low maintenance garden with southerly aspect featuring hard landscaping and a brick built outbuilding with power supply providing additional storage. The property is double glazed and benefits from a air source heat pump providing an efficient source of heating. A period property of character located within a fantastic Wilmslow location with modern features.



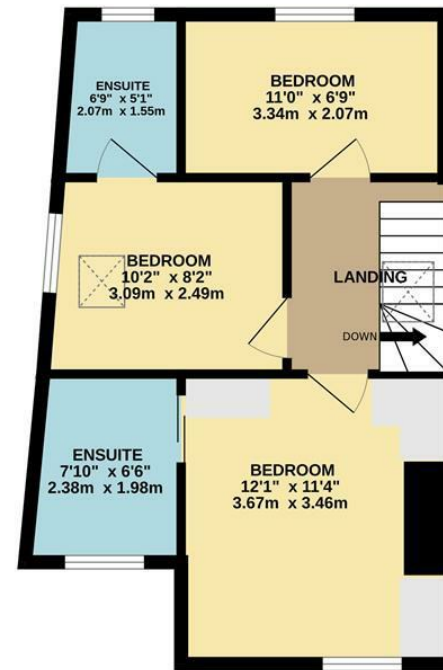
Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92-plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR
513 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA: 934 sq.ft. (86.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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