



jordanfishwick

23 NIGHTINGALE CLOSE WILMSLOW SK9 4DF
70% Shared ownership £145,000

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Viewing by appointment only. A fantastic opportunity to purchase a superb ground floor two bedroom apartment situated within a desirable residential area of Wilmslow. This shared ownership property is restricted to the over 55's with 70% share to be purchased. The property benefits from being located on the ground floor and comprises an entrance hallway, useful storage cupboards, large lounge / dining room, modern, fitted kitchen, modern fitted shower room, and two bedrooms. The second bedroom benefiting from patio doors leading to the communal gardens. The advertising price represents the 70% share and has been valued independently by a RICS surveyor.

Entrance hallway

UPVC double glazed composite door within inset glazing leads to the internal entrance hallway. The entrance hallway provides access to two useful storage cupboards providing shelving and storage, an open plan, living and dining room, shower room and two bedrooms. Wall mounted double panelled radiator

Living room

17'5" m x 12'9" m
Generously proportioned and tastefully decorated living and dining space comprising UPVC double glazed windows to dual aspect. Wall mounted double panelled radiator. Decorative ceiling cornice. Freestanding electric feature fireplace. TV point. Internal doors with inset glazing provide access to the entrance hallway and kitchen.

Kitchen

7'4" x 7'10" m.
A stunning and modern fitted kitchen comprising white wall, base and drawer units with complementary work surfaces and tiled splashback. Incorporated within the worksurface is a stainless steel one and a half sink bowl and drainer unit, four ring induction hob with extractor hood over. The kitchen is fitted with several integrated appliances which include a fridge freezer, oven and dishwasher. There is space for washing

machine. Wall mounted cupboard housing the gas boiler. UPVC double glazed window to the side aspect.

Bedroom One

13'1" m x 10'9" m.
A generously proportioned double bedroom with UPVC double glazed window. Wall mounted double panelled radiator. Fitted wardrobes with sliding mirror fronted doors providing storage and hanging space.

Bedroom Two

10'5" m x 7'2".
UPVC double glazed window and door leading to the rear garden. Wall mounted double panelled radiator.

Shower room

A modern and stylishly fitted three-piece white suite comprising a low-level WC with pushbutton flush, wash hand basin with vanity storage unit and large corner glazed shower enclosure with mains shower fittings. Wall mounted towel rail. The shower room is fully tiled to both the walls and the floor. UPVC double glazed window to the side aspect. Underfloor heating.

Outside

Communally maintained and manicured gardens. Ample parking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	