

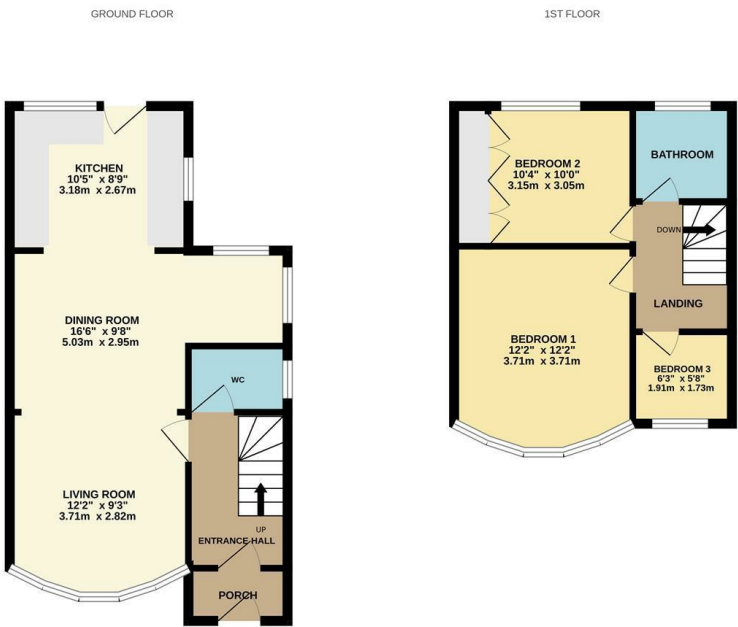


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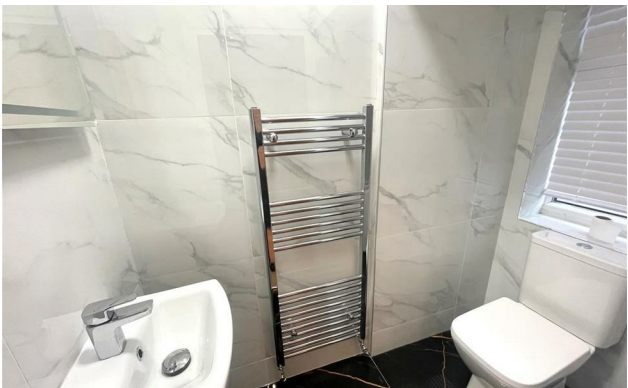
34 THE CIRCUIT WILMSLOW SK9 6DB
Guide Price £479,950

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NO CHAIN. Take a look into this newly renovated home, situated within an extremely popular cul-de-sac location within South Wilmslow. This traditional three bedroom semi detached property with a partially modern rendered facia is located close to open countryside and within walking distance of local shops on Chapel Lane. The property in brief comprises: entrance hall and porch space, stylish downstairs WC, generously sized open plan living / dining room, with continuous laminate flooring throughout. this highly sociable open plan space adjoins the kitchen. This contemporary style kitchen features a number of integrated appliances, a gas combination boiler and provides access to the rear garden space. To the first floor there are three bedrooms and a refitted contemporary three-piece suite family bathroom with complimentary tiling and suitable under sink vanity unit. Externally, to the front aspect a generously proportioned driveway for two car parking spaces and access to the detached garage with a remote control electric garage door. To the rear an excellent sized garden featuring partial decking, fashionable laid patio and green lawn area. A further excellent feature is the wood cladded outbuilding making an ideal space for an office or workshop. Viewings essential.



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix 12024



- Three Bedrooms
- Semi Detached
- Cul de Sac position
- Off road parking
- Garage and carport
- Garden
- South Wilmslow location
- No Chain

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