



*jordan fishwick*

12 Dorchester Close, SK9 2QR  
Guide Price £319,950



## Dorchester Close Wilmslow SK9 2QR

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Located on Dorchester Close, this well presented and extended two bedroom semi detached property is situated on a quiet cul-de-sac on the ever popular Summerfields development in Wilmslow. Wilmslow centre offers a wide range of amenities, which include a number of local shopping facilities, bars, restaurants, local leisure centre and Wilmslow train station. In brief the property comprises a driveway providing off road parking for several vehicles, a UPVC double glazed entrance door giving internal access to a useful porch which in turn leads to the ground floor accommodation. The generously proportioned living room features an open plan spindled staircase providing access to the first floor accommodation, a gas fireplace with living flame gas fire providing comfort and warmth and modern laminate flooring. The kitchen and living room are open plan creating a modern and highly sociable reception space with a breakfast bar area dividing the two spaces. The kitchen is fitted with a modern range of white fitted base and high level units with grey complementary work surfaces and tiled splashback. A gas boiler is concealed within a wall unit and the kitchen is light and airy due to a dual aspect view. A set of stable doors lead to the conservatory. The conservatory is spacious providing an additional reception room (currently a dining room) and is gas central heated, double glazed, has a modern repeating floral pattern flooring and a set of UPVC double glazed patio doors leading to the rear garden and patio. Located on the first floor there are two bedrooms, the principal bedroom benefiting from two separate storage closets. The family bathroom has been fitted with a modern three piece white suite and has a modern chrome heated towel rail completing the specification. To the rear of the property the garden is enclosed to three sides, laid mainly to lawn with mature borders and a paved patio with timber shed providing extra storage.





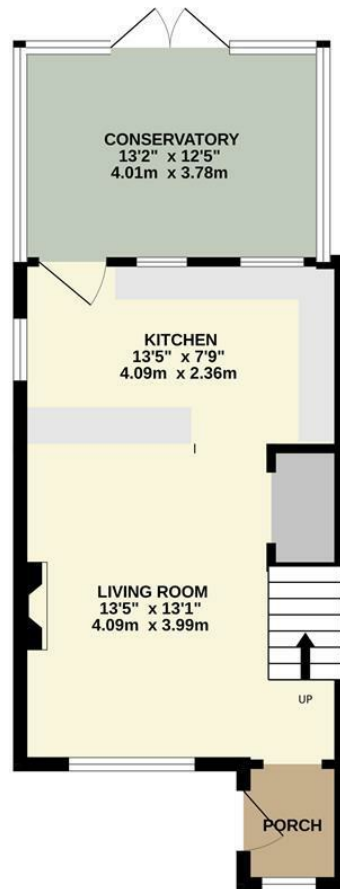
- Semi Detached Property
- Two Bedrooms
- Open plan Living and kitchen space
- Spacious Conservatory
- Modern Kitchen and Bathroom
- Mature Garden
- Off Road Parking
- Double Glazed and GCH



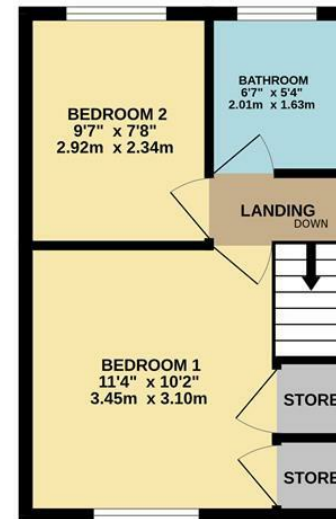
| Energy Efficiency Rating                    |                                                                                                                |           |
|---------------------------------------------|----------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                        | Potential |
| Very energy efficient - lower running costs |                                                                                                                |           |
| (92 plus) <b>A</b>                          |                                                                                                                |           |
| (81-91) <b>B</b>                            |                                                                                                                | <b>87</b> |
| (69-80) <b>C</b>                            |                                                                                                                |           |
| (55-68) <b>D</b>                            | <b>67</b>                                                                                                      |           |
| (39-54) <b>E</b>                            |                                                                                                                |           |
| (21-38) <b>F</b>                            |                                                                                                                |           |
| (1-20) <b>G</b>                             |                                                                                                                |           |
| Not energy efficient - higher running costs |                                                                                                                |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC  |           |



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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