



jordan fishwick

26 ORCHARD CLOSE WILMSLOW SK9 6AU
Guide Price £319,500

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Situated in a popular South Wilmslow location this three bedroom mews property is well situated being close to local shops, primary schools and open countryside alike. Situated in a cul de sac position just off South Oak Lane, the accommodation on offer comprises: entrance porch, lounge, open plan kitchen/dining room and conservatory. To the first floor there are three bedrooms and a family bathroom, whilst to the outside there is a rear patio area with mature shrubs. The property has undergone a number of recently cosmetic improvements. The property is offered with No Chain

Entrance Porch

uPVC double glazed front door with frosted glass side panel, wood effect click laminate flooring and ceiling light.

Lounge

13'8" x 12'2"
uPVC double glazed window to front, two radiators, wood effect click laminate flooring, television aerial point, central heating thermostat.

Kitchen/Dining Room

16'8" x 9'8"
The kitchen is fitted with a range of base and wall units with granite work surfaces over incorporating stainless steel sink unit, four ring gas hob, electric oven, built in microwave, built in dishwasher, space for washing machine, space for fridge/freezer, wood effect click laminate flooring, two ceiling lights, two storage cupboards, two uPVC windows to rear. Door to conservatory.

Conservatory

8'1" x 6'6"
Wood effect click laminate flooring and uPVC double glazed door to the rear patio.

First Floor Landing

With loft hatch.

Bedroom One

13'2" x 9'9"
uPVC window to front, ceiling light point and radiator.

Bedroom Two

9'9" x 9'8"
uPVC window to rear, ceiling light point and radiator.

Bedroom Three

8'3" x 6'7"
uPVC window to front, ceiling light point and radiator.

Bathroom

Fitted with a three piece suite comprising panelled bath with shower over, pedestal wash hand basin, low level wc, frosted window to rear, wood effect laminate flooring, tiled walls, ceiling light point and radiator.

OUTSIDE

Garden

To the outside there is a low maintenance garden with mature shrubs.



Measurements are approximate. Not to scale. Illustrative purposes only.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		84
(81-91) B		65
(69-80) C		
(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	