



jordan fishwick

3 Burford Close, SK9 6BW
Guide Price £400,000

**Burford Close Wilmslow
SK9 6BW**

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**** NO ONWARD CHAIN **** A fabulous opportunity to acquire a link detached TRUE BUNGALOW situated within a a delightful cul-de-sac in desirable SOUTH WILMSLOW LOCATION. Open countryside, local schools and central Wilmslow are all within convenient reach with more local shops on Chapel Lane on a short walk away. Internally the accommodation comprises in brief: Side Porch, spacious dining hall, dual aspect living room, kitchen, two double bedrooms and a spacious wet room. The property has uPVC double glazed windows and gas fired central heating via a Worcester boiler. To the front is off road parking for two vehicles leading to the garage with up and over door and utility facilities to the rear. There is a courtesy door to the side porch providing access to the main house. Worthy of note is the roof space that offers POTENTIAL FOR FURTHER ACCOMMODATION subject to the usual planning permissions and consents and POTENTIAL TO EXTEND TO REAR. Viewing highly recommended at the earliest convenience.

DIRECTIONS

From our Wilmslow office proceed in a southerly direction along Alderley Road to the Kings Arms roundabout. Take the third exit onto Bedells Lane and turn first left into Chapel Lane, opposite the Carters Arms. Continue along Chapel Lane which in turn becomes Moor Lane, and turn right into Arlington Way and second left into Burford Close.

Side Porch

18'3" x 4'5"

UPVC double glazed door to front, wood floor, uPVC double glazed door to rear, and access to the garage and main house.



Dining Hall

15'2" x 7'6"

Spacious reception room with radiator, and uPVC double glazed window and door.

Living Room

15'2" x 12'2"

Dual aspect with two uPVC double glazed windows to side and one to front, feature elevated fire to chimney breast and radiator. Squared archway off the dining hall.

Kitchen

12'2" x 7'6"

Fitted with a range of Shaker style base and wall unit with work surfaces over incorporating one and a quarter stainless steel sink unit, four ring gas hob with built in oven under and stainless steel extractor over, spaced for fridge/freezer, wall mounted Worcester central heating boiler. Two uPVC double glazed windows to rear, radiator, wood floor. Doorway to side porch.



Bedroom One

13'8" x 10'7"

Spacious room with two uPVC double glazed windows to front, built in wardrobes, dressing table and drawers and radiator. Space for king size bed.

Bedroom Two

10'7" x 7'6"

Two uPVC double glazed windows to rear and radiator.



Wet Room

Low level wc, pedestal wash hand basin, shower fittings, uPVC double glazed window to side, recessed ceiling spotlights, tiled walls, heated towel rail.

Driveway

To the front the driveway provides off road parking for two vehicles. Whilst to the rear the garden is mainly laid to lawn with a decked patio area and flower bed borders. The property is not directly overlooked.

Garage

18'10" x 9'1"

With up and over door to front. Utility area fitted with a range of base and wall units with stainless steel sink unit, recess for washer and dryer. Power and light.

**** Draft Details ****

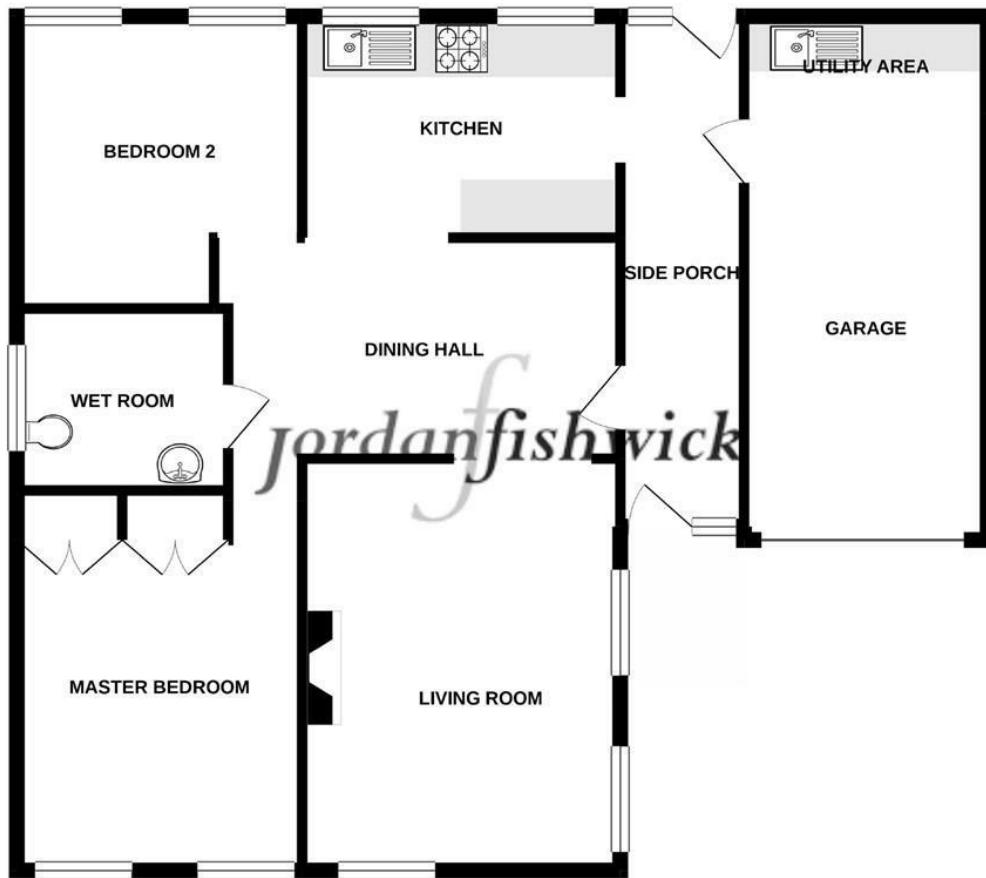
- LINK DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- POTENTIAL TO CONVERT THE ROOF SPACE
subject to planning permissions & consents
- DRIVEWAY AND GARAGE
- UPVC DOUBLE GLAZED WINDOWS AND
WORCESTER BOILER
- GAS CENTRAL HEATING
- PLEASANT REAR GARDEN
- NO ONWARD CHAIN
- SPACIOUS WET ROOM



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		65
(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



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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