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14 DEANWAY WILMSLOW SK9 2JT  
Offers Over £575,000

## 14 DEANWAY WILMSLOW SK9 2JT

RECENTLY REFURBISHED AND EXTENDED PROPERTY – COMPLETION IMMINENT – MORE PHOTOS TO FOLLOW! NO CHAIN – A beautifully modernised and recently extended three bedroom semi-detached family home, situated on a popular and quiet cul-de-sac to the North of Wilmslow town centre. Since its recent purchase, the property has undergone extensive development and improvement, creating a stylish and contemporary home ready for immediate occupation. The ground floor has been thoughtfully extended to the side and rear, now providing an impressive open-plan family kitchen/dining/living space. This superb space is further enhanced by bi-folding doors opening out onto the rear garden, allowing for seamless indoor-outdoor living. The home also now accommodates a convenient downstairs WC and a separate utility room, with newly fitted combi-boiler. The accommodation briefly comprises an entrance hallway, a separate lounge. Furthermore, the property has three well proportioned bedrooms and a sleek, contemporary family bathroom, all finished to a high standard with a keen eye for design. Externally, the property benefits from off-road parking for multiple vehicles and a good sized rear garden with a pleasant, mature outlook. Ideally located, the property is within easy reach of Wilmslow town centre, offering an excellent range of amenities including shops, restaurants, bars, and leisure facilities. Excellent transport links are close by, with convenient access to the A34 bypass, M56 motorway network, and Manchester Airport. Wilmslow railway station provides direct services to London Euston and Manchester city centre. The area is also well served by highly regarded state and private schools, along with beautiful surrounding countryside and local parks. Please note: Some images have been enhanced or adapted for marketing purposes prior to the completion of the development works.



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metrepro 12/2016

- NEWLY DEVELOPED PROPERTY – COMPLETION IMMINENT
- No Chain
- Cul-de-sac Location
- Three Bedroom Home
- Extended Home
- Open Plan Kitchen/Dining/Living Space
- Stylish Family Bathroom



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