



jordanfishwick

18 SUNNYBANK DRIVE WILMSLOW SK9 6DY
Guide Price £289,950

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**** NO ONWARD CHAIN & IN NEED OF IMPROVEMENT **** Situated within South Wilmslow in a sought after location on a no through road with a WESTERLY FACING REAR GARDEN and a DRIVEWAY to the front providing off road parking. In brief, the accommodation comprises: entrance porch, living room, kitchen, downstairs shower room and a lean to rear porch. To the first floor are two double bedrooms. To the front is a driveway providing off road parking with side access to the Westerly facing rear garden. The lawned garden has well stocked flower bed borders to either side. The property also enjoys a high degree of privacy.

DIRECTIONS

From our Wilmslow office proceed south to the Kings Arms roundabout, take the second exit along Knutsford Road, continue straight on and take the seventh right hand turn into Gravel Lane. Once on Gravel Lane take the second left turn into Cumber Lane. Carry straight along Cumber Lane and take the third left into Sunnybank Drive. The property will be found on the right hand side.

ENTRANCE PORCH

LIVING ROOM

13'8 x 12'2

KITCHEN

10'7 x 9'1

INNER HALL

DOWNSTAIRS SHOWER ROOM

6'0 x 6'0

LEAN TO REAR PORCH

6'0 max x 4'5 max

STAIRS TO FIRST FLOOR LANDING

BEDROOM ONE

13'8 into 'robes x 12'2

BEDROOM TWO

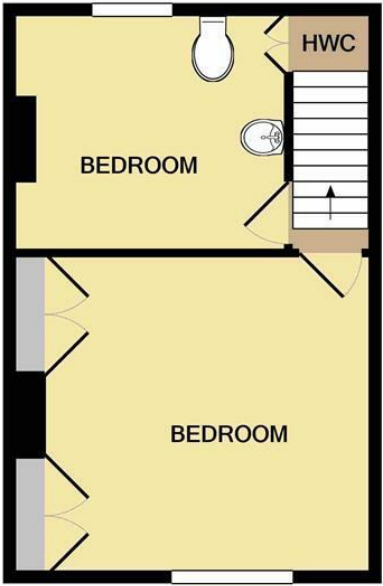
10'7 x 9'1

DRIVEWAY

REAR GARDEN



GROUND FLOOR



1ST FLOOR

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		
(81-91) B		
(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	