



Jordan fishwick

10 CURZON MEWS WILMSLOW SK9 5JN
£499,950

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This wonderful and extremely well presented four bedroom end townhouse is located within a small cul de sac development, set within an incredibly convenient location in South Wilmslow. A mere stone's throw from the town centre. The attractive accommodation comprises: storm porch with storage cupboard, reception hall with access to garage, downstairs wc, stylish kitchen and dining area with underfloor heating. Squared archways through to the Orangery with French doors opening to the walled garden. The first floor comprises: landing area with space for a workstation. Generous size living room and a large second bedroom with space for king size bed. The second floor comprises: spacious master bedroom with ample space for a super king size bed and wardrobes. En-suite facilities. Two further attractive bedrooms and a contemporary family bathroom complete the second floor. The driveway to the front provides off road parking for two vehicles and leads to the integral garage with electric up and over door, sink, electric light and power. To the rear there is a walled garden with lawn and a patio area. There is also outside lighting and a water feature. Also worthy of note is the boiler has been replaced in the last 12 months. Ceiling speakers are in the master bedroom, bathroom and kitchen. Viewing essential

DIRECTIONS

From our Wilmslow office proceed in a southerly direction along Alderley Road to the Kings Arms roundabout. Take the third exit into Bedells Lane and turn immediately left into Curzon Mews and the property will be found on the right hand side.

Open Storm Porch

Entrance Hall

Stairs to first floor and courtesy door to the garage.

Downstairs WC

Wash hand basin, tiled floor and walls.

Kitchen/Dining Room

18'3" x 10'7"

Fitted with a range of base and wall units with granite work surfaces over, underhung one and a quarter sink unit, five ring gas hob, built in oven, built in microwave, integrated dishwasher, underfloor heating, two ceiling speakers. Breakfast bar between the kitchen and dining area. Open archway to orangery.

Orangery

12'2" x 9'1"

Walled sides with uPVC double glazed windows and french doors to rear.

First Floor Landing

Double glazed uPVC window to front and ample space for office furniture.

Lounge

19'10" x 12'2"

UPVC double glazed window to front, laminate wooden floor, recessed ceiling spotlights.

Bedroom Two

17'11" x 8'3"

Two uPVC double glazed windows to rear, recessed ceiling spotlights, and radiator.

Second Floor Landing

Master Bedroom

18'3" x 7'10"

UPVC double glazed window to front, two radiators, two ceiling speakers. Space for king size bed and wardrobe space.

En Suite

Walk in shower, low level wc, wash hand basin, tiled floor and walls, recessed ceiling spotlights.

Bedroom Three

12'2" x 10'7"

UPVC double glazed window to rear, recessed ceiling spotlights and radiator. Space for king size bed and wardrobes,

Bedroom Four

7'6" x 7'6"

UPVC double glazed window to rear and radiator.

Family Bathroom

Panelled bath with shower over and screen to side, pedestal wash hand basin, low level wc, tiled floor and walls, built in wall mounted mirror fronted cupboard, chrome heated towel rail, skylight.

OUTSIDE

Driveway

The driveway to the front provides off road parking.

Integral Garage

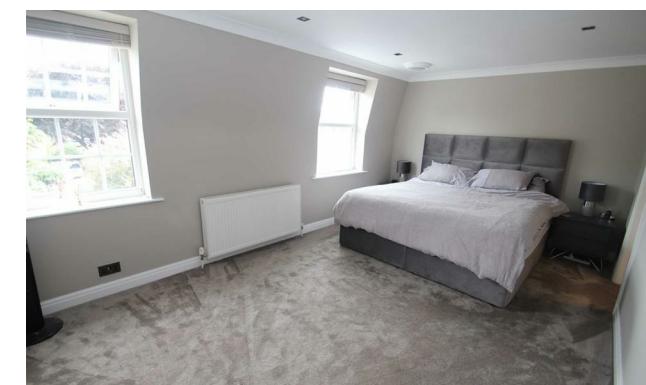
16'9" ma x 12'2"

Electric up and over door, light and power, wall mounted cupboard, radiator, plumbing for washing machine and stainless steel sink unit.

Rear Garden

To the rear the walled garden is mainly laid to lawn with a patio area, mature tree, water feature, electric sockets and outside lighting.

**** DRAFT DETAILS ****



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		81
(69-80) C	71	
(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		