



**Jordan fishwick**

13 CARNOUSTIE DRIVE HEALD GREEN SK8 3EW  
**Guide Price £475,000**

## 13 CARNOUSTIE DRIVE HEALD GREEN SK8 3EW

\*\* SUPER STYLISH \*\* An immaculate example of a link detached property which has offers an elegant and stylish interior design creating a stunning home which is sure to impress! The property is situated amongst a popular location and is within convenient reach of local shops and local transport links. Internally the accommodation is elegantly presented throughout and features a generous size living room with real flame fire, beautifully fitted kitchen with island unit and a fabulous reception room to the rear with French doors opening to the rear garden. In brief: Entrance hallway, downstairs W.C, well proportioned living room, comprehensively fitted kitchen with a high gloss white suite and archways to the rear reception room. The first floor comprises four attractive bedrooms and a contemporary bathroom suite with separate shower. To the front there is a concrete print driveway with off road parking for several vehicles with ELECTRIC CAR CHARGE POINT and garage with electric up and over door. The Westerly facing rear garden has been beautifully landscaped and features a decked patio area and lawned garden with additional patio area off the conservatory. There is also an up and over door to the rear of the garage which is useful. The rear garden also enjoys a high degree of privacy. This property is quite splendid and with such a high degree of modernisation it can only be fully appreciated once seen! Viewing essential.

### Directions

From our Wilmslow office proceed in a northerly direction along the A34 Alderley Road, At the traffic lights keep to the right of Barclays Bank and at the next set of lights continue over onto Manchester Road, proceeding over the Bollin Valley roundabout and continue into Handforth village. Proceed through the village towards Heald Green, past the Pinewood Hotel, continuing towards Heald Green. At the Griffin pub traffic lights turn left onto Finney Lane and then right into Gleneagles Road and First right again into Carnoustie Drive and the property will be found on the left hand side.

### Entrance Hallway

Stairs leading to the first floor with under stairs storage.

### Living Room

18'3 x 12'9

Well presented living room with feature coal effect fireplace, glazed double doors to Hallway, uPVC window to front.

### Breakfast Kitchen

16'9 x 12'2 ext to 13'8 max

Stylish re-fitted kitchen with range of base units with matching wall mounted units, integrated dishwasher and washing machine, island unit with inset hob and extractor unit, room for American style fridge freezer, uPVC double glazed door to side.

### Roofed Conservatory

16'9 x 10'7

Stylish wood effect floor flowing from kitchen, recess ceiling spotlights, space for seating area, dining table and chairs, uPVC double glazed window and french doors leading to rear garden.

### Downstairs WC

Low level wc, wash hand basin, chrome heated towel rail, uPVC double glazed window to front.

### First Floor Landing

Access to loft space. Airing cupboard housing the hot water cylinder

### Bedroom One

12'2 x 10'7

Double bedroom with space for king size bed and wardrobes, uPVC double glazed window to front, radiator, recess ceiling spotlights.

### Bedroom Two

10'7 x 10'7

Double bedroom with ample space for a king size bed and wardrobes. uPVC double glazed window to rear, radiator.

### Bedroom Three

10'7 x 7'6

Further double bedroom, uPVC double glazed window to to rear, radiator

### Bedroom Four

9'1 6'0

Generous size fourth bedroom, space for single bed and wardrobe, uPVC double glazed window to front, radiator, storage over stairs.

### Bathroom

9'1 x 7'6

Stylish bathroom featuring a bath with central taps and additional body wash attachment. Push button W.C. wash basin with drawers below. Walk in Shower. Heated chrome towel rail. Inset fitted mirror. Recessed ceiling spot lights. Tiled floor. Double glazed uPVC window.

### Westerly Facing Garden

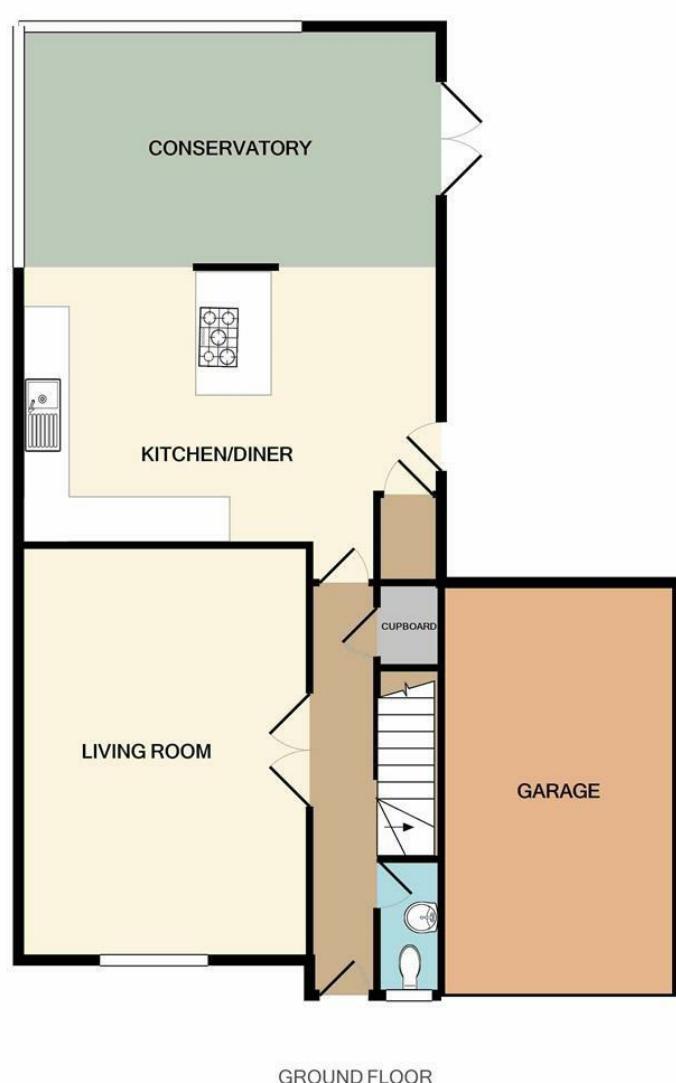
The rear garden has been beautifully landscaped and enjoys a high degree of privacy. Featuring a decked patio area and lawned garden with additional patio area off the conservatory. There is also an up and over door to the rear of the garage which is useful.

### Driveway

Attractive concrete print driveway providing off road parking for several vehicles leading to the side garage.

### Garage

Dual Entrance with electric up and over door to the front. Electric light and power. Up and Over door to the rear.



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		
(55-68) D	48	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		