



jordan fishwick

9 Hendon Close, SK9 2GZ
Guide Price £935,000



Hendon Close WILMSLOW SK9 2GZ

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This impressive and contemporary detached four double bedroom family home is situated within the extremely popular 'Regent Park' development in Wilmslow. Located within walking distance of Wilmslow, the property is conveniently positioned with multiple transport routes into Manchester City Centre, Stockport and the Cheshire countryside. Handforth Dean and Stanley Green are a short drive away and have grown to become a thriving business hub offering multiple employment opportunities. Wilmslow is located only a short driveway / walk away offering many independent businesses, restaurants pubs and bars. Locally there are many independent state primary and secondary schools and a short drive away is Manchester International Airport. The property in brief comprises: to the ground floor a large welcoming hallway, downstairs W.C, living room, study, large kitchen diner with utility room and a conservatory. To the first floor there are four double bedrooms with the principle bedroom having an ensuite bathroom which comprises a four piece modern bathroom suite. There is a family bathroom with some of the bedrooms having built in wardrobes. The property benefits from being double glazed and is gas central heated. To the rear there is a generously proportioned garden which is laid mainly to lawn. There is an integral double garage with up and over doors offering a place to securely park your vehicle. To the front of the property there is a blocked paved driveway for a number of vehicles. The property is being sold with No Vendor Chain.

Entrance Hallway

UPVC double glazed composite door with inset stained glass effect glazing. Access to living room, study, dining kitchen and downstairs WC. Radiator.

Downstairs WC

7'11" x 227"

A modern fitted suite comprising low-level WC with push button flush, pedestal wash hand basin with mixer tap. Wall mounted double panelled radiator. UPVC double glazed window to the front aspect. The downstairs WC is part tiled to dado level and fully tiled to the floor.

Study

12'6" x 11'0"

UPVC double glazed window to the rear aspect. Wall mounted radiator. Access to the dining kitchen.

Living room

23'4" x 12'2"

This large family space consists of a UPVC double glazed bay window to front aspect, further UPVC double glazed windows to the rear aspect. A number of wall mounted paneled radiators. Feature inglenook with living flame gas fireplace and stone surround and hearth. Two UPVC double glazed stained glass effect windows to the inglenook. Wall light connections. TV point.

Kitchen diner

23'2" x 17'10"

Fantastic open plan and sociable Kitchen dining space. The kitchen is fitted with a modern range of quality wall, base and drawer units with granite work surfaces with under unit display lighting. Incorporated within the granite work surface is a 'Franke' 1 1/4 sink bowl and drainer unit with mixer tap and tiled splash back. The kitchen has a number of integrated appliances which include a double 'Neff' oven, four ring gas 'Neff' hob and stainless steel extractor hood over. There is an integrated 'Hoover' dishwasher and an integrated fridge and freezer. This large open plan space is tiled to the floor throughout with the dining area offering ample space for a large kitchen table and chair set. Wall mounted radiator. Access to the conservatory and utility room.

Conservatory

13'2" x 12'9"

This versatile and comfortable room provides access to the rear garden is UPVC double glazed and has a ceiling fan. Radiator

Utility room

13'0" x 5'5"

A practical and highly useful room consisting of further kitchen units with granite work surfaces. 'Franke' sink with mixer tap and tiled splash back. Base units for storage. Space for a washing machine and space for a tumble dryer. UPVC double glazed window to the side and further UPVC double glazed door leading to the rear garden. Access to the double garage.

Landing

A large open light and airy galleried landing. UPVC double glazed window to the front aspect. Wall mounted double panelled radiator. Access to four bedrooms , airing cupboard and the family bathroom.

Bedroom one

15'6" x 11'5"

UPVC double glazed window to the front aspect. Wall mounted panelled radiator. Fitted wardrobe providing storage and hanging space. Access to the ensuite bathroom.

Ensuite bathroom

11'5" x 6'5"

The ensuite bathroom is generously proportioned being fitted with a modern four piece white bathroom suite comprising of low-level WC with pushbutton flush wash handbasin within a vanity storage unit with mixer tap, panelled bath and corner shower enclosure with mains operated 'Mira' shower fitting. The bathroom is fully tiled to both the walls and the floor. Wall mounted heated towel rail. UPVC double glazed window to the rear aspect.

Bedroom two

11'8" x 10'3"

UPVC double glazed window to the rear aspect wall mounted double paneled radiator. Loft access.

Bedroom three

10'3" x 8'10"

UPVC double glazed window to the front aspect wall mounted double paneled radiator. Fitted wardrobe with sliding doors providing full length hanging space and shelving.

Bedroom 4

12'6" x 7'3"

UPVC double glazed window to the rear aspect. Wall mounted double panelled radiator. Fitted wardrobe providing full length hanging space and shelving.

Airing cuboard

Hot water cylinder. Shelving for storage.

Family bathroom

8'5" x 7'1"

Fitted with a modern three-piece white bathroom suite comprising of low-level WC with pushbutton flush, wash handbasin within a vanity unit with storage under. Panelled bath with mixer tap and mains operated 'Mira' shower fittings and glazed shower screen. The bathroom is fully tiled to the walls. Tiling to the floor. Wall mounted heated towel rail. UPVC double glazed window to the rear aspect.

Double garage

18'1" x 17'10"

Two separate up and over garage doors. Lighting and power. Wall mounted 'Glowworm boiler'. Additional storage. UPVC double glazed door leading to the rear garden.


Outside

To the rear of the property there is a well maintained lawned garden with perimeter fencing. To the front of the property there is a blocked paved driveway providing off-road parking for a number of vehicles. The driveway providing access to the integral double garage.



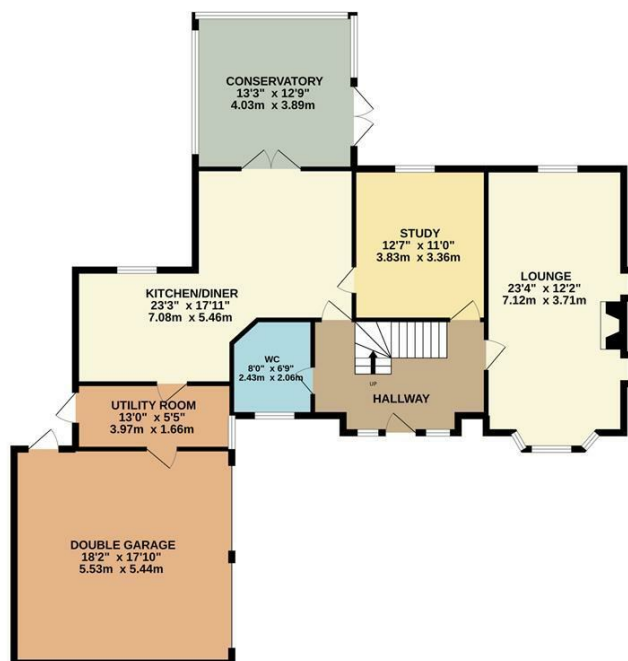
- Detached Property
- Four Bedrooms
- Ensuite Bathroom
- Kitchen Diner
- Conservatory
- Double Garage



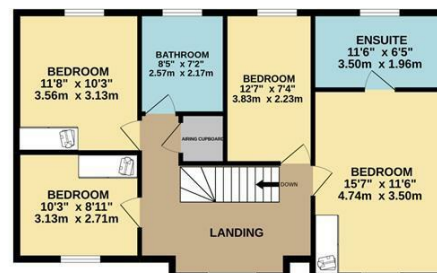
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



GROUND FLOOR



1ST FLOOR



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