

jordan fishwick

HAWTHORNE HOUSE 18 CHAPEL LANE WILMSLOW SK9 5HJ
Guide Price £318,000

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XX NO CHAIN XX LIFT TO ALL FLOORS > Jordan Fishwick are delighted to offer to the market this stunning and contemporary first floor, two DOUBLE bedroom apartment, set within a securely gated development off Chapel Lane. Hawthorne House is within easy reach of Wilmslow village which provides a number of local Shopping facilities, bars, restaurants and local Leisure centre, all being a short stroll away. Wilmslow train station offers a direct service to London Euston and Manchester City centre. The property is well placed for easy access to the M56 for commuters to Manchester and the north west commercial centers and Manchester Airport, which is less than 20 minutes away. The apartment offers modern living throughout, boasting generously proportioned rooms, tasteful décor and a stylish kitchen, bathroom and ensuite facilities. The accommodation comprises in brief: A communal entrance hallway which has a lift providing access to all floors, private entrance hallway with large utility cupboard which has shelving and a washer dryer. The large open plan and sociable living dining room has two large double glazed windows to the front offering a bright and airy southerly aspect. The modern fitted kitchen with breakfast bar area is open plan to dining area and is fitted with a number of integrated appliances. To the rear of the property the master bedroom is a generously proportioned double bedroom and has an en-suite shower room, while the second double bedroom is a fantastic size for a second bedroom having a leafy outlook with views on to trees and shrubs. A modern white bathroom suite and Ensuite complete the internal specification. The property benefits from electric heating, double glazing and allocated parking which is within a securely gated car park. An internal inspection is essential in order to fully appreciate.

Communal Entrance Hallway

A glass door and entrance area leads to the stairs and lift facility. Lift to all floors.

Private Entrance Hall

Access to the bedrooms, bathroom, open plan living dining and kitchen space. Laminate wood flooring. Telephone point. Burglar alarm. Access to the utility storage room and boiler cupboard.

Utility Space

A useful storage space with shelving. There is plumbing for a washer dryer (the current washer dryer is included as part of the sale)

Boiler Room

Water tank, Electric boiler. Shelving and a fantastic space for drying clothes.

Living dining room

21' x 17'5 max (L shaped)

Two double glazed windows to front aspect with southerly aspect, two wall mounted radiators, laminate wood flooring. Sky T.V point. T.V point. Opening to kitchen.

Kitchen

8' x 8'

A modern fitted kitchen with a contemporary range of base and wall units with roll top work surfaces which form a breakfast bar area. Incorporated within the worksurface is a one and a half bowl sink unit with tiled walls, four ring electric hob, fitted modern oven and microwave, fitted extractor hood, integrated dishwasher, Integrated fridge and freezer. Laminate wood flooring continues. A light airy and sociable space creating very modern living.

Bedroom One

12'10" x 11'3"

A generously proportioned double bedroom with a large double glazed window to rear aspect offering views to a leafy aspect and the communal car park to the rear. Radiator, telephone point. Wardrobes providing additional storage and hanging space. Door to ensuite.

En-Suite

A Contemporary Ensuite comprising low level wc, corner shower enclosure with shower over, tiled floor and part tiled walls, extractor fan, pedestal wash hand basin, ladder style heated towel rail.

Bedroom Two

11'1" x 11'3"

A further well proportioned bedroom (a great size for a second bedroom). Double glazed window to rear aspect. Radiator. Fitted bookshelves. This bedroom is currently used as an office

Bathroom

7'10" x 5'6"

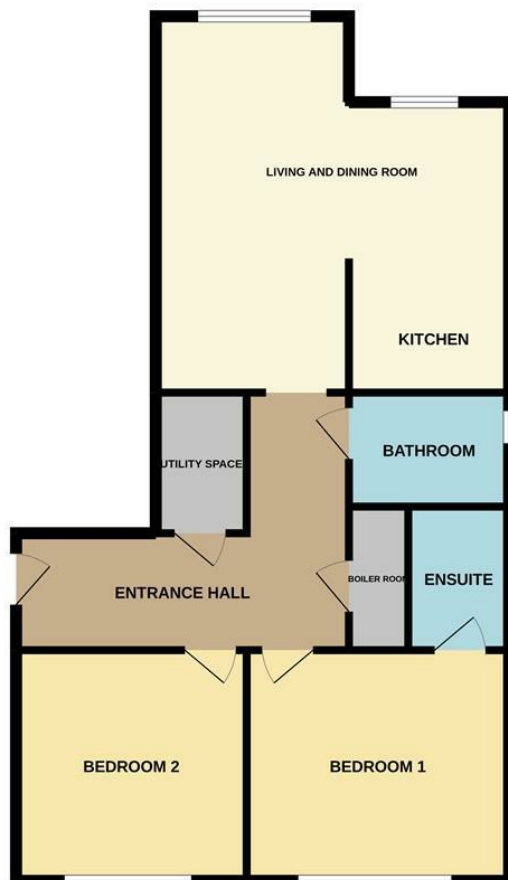
Fitted with a three piece white modern suite comprising low level wc, wall mounted wash hand basin, panelled bath with shower tap attachment, frosted double glazed window to side, electric shaver point, part tiled walls, ladder style towel rail, extractor.

Outside

Communal Gardens. The property benefits from allocated and visitor parking, which is set behind secure electric gates.



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2022.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		74	76
(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	