



*jordan fishwick*

9 Cavendish Mews, SK9 1PW  
Guide Price £429,950





## Cavendish Mews Wilmslow SK9 1PW

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Cavendish Mews is a small and exclusive cul-de-sac development, situated in a convenient location for Wilmslow town centre, offering a wide range of amenities. This extended two bedroom modern mews is constructed from attractive reclaimed Cheshire Brick adding character to the property's appearance. Wilmslow train station offers a direct service to London Euston and Manchester City centre. Within a 10 minute drive away there are many additional amenities such as fitness centres, golf courses, Marks and Spencer and John Lewis. The property is well placed for easy access to the M56 and Manchester Airport is less than 20 minutes away. There are a number of good local state schools and private schools within the area with parks and beautiful countryside surrounding. The property comprises: a covered storm porch, entrance hallway with a refitted and modern cloakroom/WC, a stunning kitchen diner with bespoke wooden kitchen units which can be painted to the owner's taste and style. The granite work surfaces and underfloor heating add quality and luxury to this fantastic space. The lounge has been extended to the rear and provides a large reception space with vaulted and pitched ceiling with two Velux windows and double-glazed French doors which lead out to the stone flagged patio garden and allow additional natural light. To the first floor there are two well-proportioned bedrooms and a refitted bathroom/wc with Villeroy & Boch contemporary white suite with double head Grohe shower. Both bedrooms benefit from fitted wardrobes offering extra storage space. Externally there is a small front lawned garden with a stone flagged pathway and to the rear of the property there is a landscaped stone flagged patio garden with flower and shrub borders surrounded by trellis fencing which is not directly overlooked from the rear aspect. There is a single garage to the property offering secure parking and additional storage



### **Storm Porch**

An open and covered storm porch with useful external storage cupboard which contains the wall mounted 'Worcester' gas combination boiler. Useful shelving. Water meter. External water supply. UPVC double glazed composite front door with inset glazing allowing natural light to enter the internal entrance hallway.

### **Entrance Hallway**

Entrance hallway provides access to the kitchen diner via an internal glazed door and the downstairs WC. Wall mounted radiator. Ceramic tiled floor with underfloor heating.

### **Downstairs W.C**

Comprising of a two-piece white suite which consists of a wall mounted wash hand basin with mixer tap and a low-level W.C with pushbutton flush. Ceramic tiled floor with underfloor heating. Tiling to the dado level with metro tiles. UPVC double glazed window to the side aspect. Large bespoke wall mounted mirror.

### **Kitchen Diner**

15 x 12

Fitted with quality bespoke wall, base and drawer units with under unit display lighting . The kitchen door fronts are wood enabling future prospective owners the opportunity to over paint and customise the look and finish. This stunning kitchen is fitted with granite work surfaces with matching granite splashback return. Incorporated within the worksurface is a 'Franke' stainless steel sink bowl with mixer tap. The kitchen includes a number of integrated appliances which include a double AEG oven, fridge and freezer, washing machine, electric hob with stainless steel extractor hood over and Miele slimline dishwasher. Ceramic tiled floor with underfloor heating. Wall mounted radiator. Central breakfast bar area with mirrored worktop. UPVC double glazed window to the front aspect. Access to the rear living room.

### **Living Room (extended)**

20 x 15

This large open and extended living space includes a feature electric fireplace, open plan staircase with spindled balustrade leading to the first floor. Bespoke fitted storage and shelving unit with study area located under the recess of the stairs. The extension offers additional space and has a pitched and vaulted ceiling providing character and interest. Two wall mounted radiators. UPVC double glazed windows to the rear aspect and a set of UPVC double glazed French doors leading to the rear garden.

### **Landing**

Access to two bedrooms, bathroom and loft access with pulldown ladder (the loft is partially boarded).

### **Bedroom One**

15 x 9

This large double bedroom is located at the front of the property having two UPVC double glazed windows, wall mounted radiator and set of sliding mirror fronted wardrobes which provide storage and hanging space. Decorative ceiling cornice.

### **Bedroom Two**

10 x 7

Offering views to the rear garden this bedroom comprises a wall mounted radiator, UPVC double glazed window and a fitted wardrobe providing storage.

### **Bathroom**

Modern and stylish bathroom consisting of a three-piece white suite which includes a low-level WC with pushbutton flush, wash and basin with mixer tap, panelled bath with glazed shower screen and shower over. Wall mounted chrome towel rail. The bathroom is fully tiled to the walls and tiled to the floor with under floor heating. UPVC double glazed window to the rear aspect.

### **Garage**

Up and over garage door. Useful storage space. Ample space to store a vehicle for secure off-road parking.

### **Outside**

To the rear of the property there is a fenced and enclosed private garden with a patio area and borders. Additionally there is a communal maintained garden for the residents which creates a social and community area.





- Two Bedroom Mews
- Extended Living Space
- Modern development
- Stunning Kitchen
- Garage

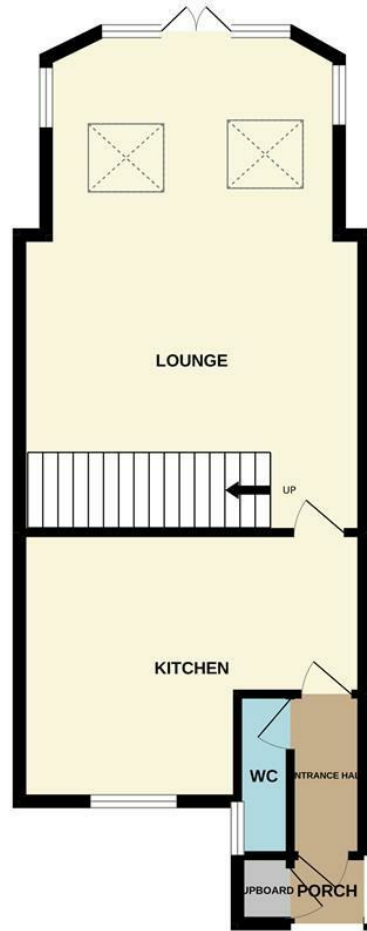


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





GROUND FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



1ST FLOOR  
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 867 sq.ft. (80.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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