



*jordan fishwick*

43 Newlands Drive, SK9 6BT  
Guide Price £599,950



## Newlands Drive Wilmslow SK9 6BT

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Located in highly popular south Wilmslow, this extended four double bedroom semi detached property is situated off Gravel Lane within the Ashdene Primary School catchment area. In brief the property consists of an entrance hallway leading to the ground and first floor accommodation, downstairs WC and living room. Progressing through the spacious living room via a set of internal glazed double doors there is a spacious, extended and open plan kitchen dining and living space. The kitchen area is fitted with a range of matching quality, base and eye level units featuring an internal pull out larder, pan drawers with soft closures and several integrated appliances including a dishwasher. The matching central island provides additional work surfaces and forms a breakfast bar area. Additionally, there is a comfortable living space and ample space for a dining table and chair set. Access to a separate utility room. A set of Velux ceiling skylights and bifold patio doors leading to the rear garden provide a natural source of light. Located on the first floor there is an airing cupboard, three double bedrooms and a family bathroom consisting of a three piece white bathroom suite and an airing cupboard housing a gas combination boiler. A further staircase leads to the second floor and the principal bedroom suite. The generous double bedroom benefits from fitted wardrobes and eaves storage within the loft space, excellent views over the rear garden and beyond and a private stylish and modern ensuite shower room with W.C. Externally to the rear of the property there is a raised deck patio, enclosed garden, established and mature borders with the garden being laid to lawn with a second patio area to the rear. There is space for a number of sheds to the side of the property. The property benefits from off-road parking with a pebbled driveway and solar panels providing a renewable source of energy ensuring efficiency and reducing monthly costs.



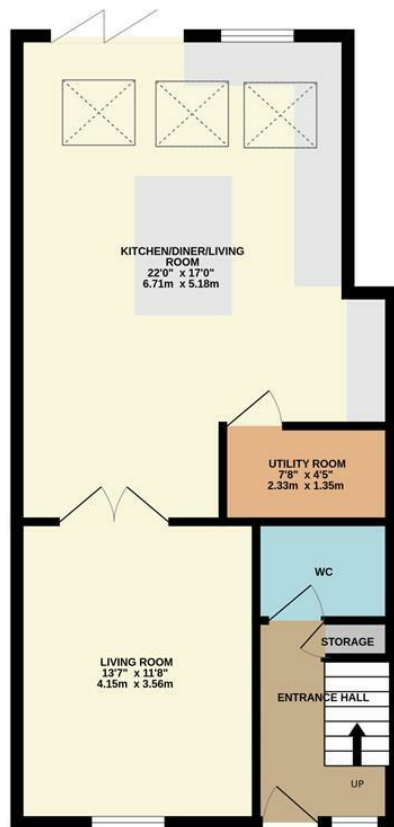
- Extended Semi Detached Property
- South Wilmslow Location
- Solar Panels
- Extended open plan kitchen diner and living space
- Off road parking
- Four double bedrooms
- Ensuite
- Utility room
- Downstairs W.C



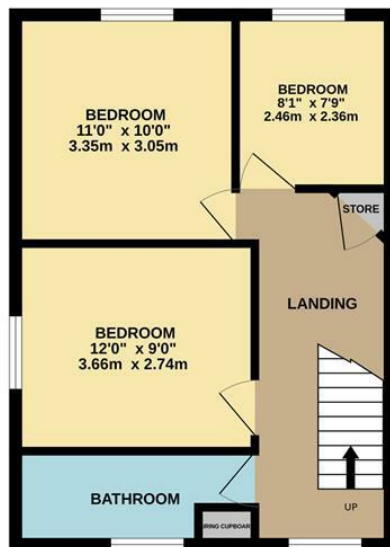
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU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



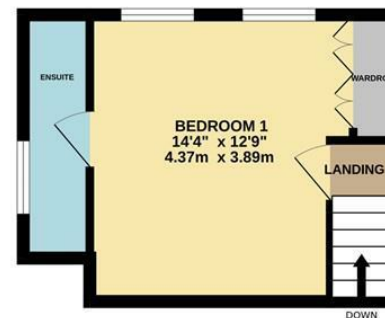
GROUND FLOOR  
582 sq.ft. (54.1 sq.m.) approx.



1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



2ND FLOOR  
215 sq.ft. (19.9 sq.m.) approx.



TOTAL FLOOR AREA: 1205 sq.ft. (111.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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