



*jordan fishwick*

9 Beechfield Avenue, SK9 6LX  
Guide Price £636,500



## Beechfield Avenue Wilmslow SK9 6LX

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This three double bedroom extended link detached property is located on Beechfield Avenue, a quiet cul-de-sac located off Gravel Lane within the highly popular south Wilmslow area. In brief the accommodation comprises of a large entrance hallway with staircase with spindle balustrade leading to the first floor accommodation. Located on the ground floor there is a living room with feature fireplace and stylish herringbone style flooring. To the rear of the property the extension consists of a spacious and open plan kitchen, dining area and family room. The kitchen is fitted with a range of quality wall and base units with granite work surfaces and a matching central island unit which offers further food preparation surfaces and a breakfast bar area. There are several integrated 'Neff' appliances which include a dishwasher, gas hob, extractor hood and double oven. There is also space for a large American style fridge freezer. The vaulted ceiling with two ceiling skylights and a Uprvc double glazed French door to the rear garden complement this stunning kitchen. The sociable open plan space also features a dining area and provides further access to a family room which has a set of bifold doors providing further access to the rear garden. The kitchen and dining space within this open plan area benefit from electric underfloor heating whilst the family room has traditional wall mounted radiators. The property also benefits from a separate utility room providing additional storage and a downstairs WC with modern suite. The garage can be accessed via the utility room and provides additional secure internal storage and has an electric roller shutter garage door. Located on the first floor there are three generously proportioned double bedrooms and a family bathroom with modern white suite. The principal bedroom is spacious and has an ensuite bathroom which is fitted with a stylish four piece white suite consisting of both shower enclosure and separate bath.

Externally to the rear of the property, the garden has a private and leafy rear aspect and is laid mainly to lawn with mature borders, Indian stone paved patio and timber garden shed with a pathway leading to the front of the property. To the front of the property there is a driveway providing off-road parking for number of vehicles and a mature lawn garden.



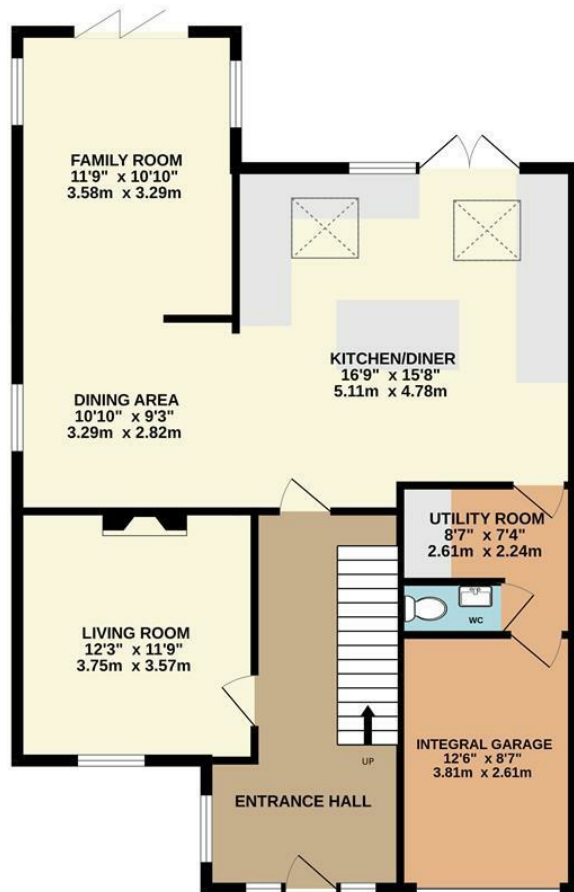
- Extended link Detached Property
- Three double bedrooms
- Modern Ensuite and bathroom
- Stunning Kitchen diner
- Integral garage
- Downstairs W.C
- Leafy outlook to rear
- Off road parking



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>		<b>70</b>
(55-68) <b>D</b>	<b>56</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



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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