



jordanfishwick

30 STYAL ROAD WILMSLOW SK9 4AG
Guide Price £1,250,000

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REGISTER INTEREST NOW. A highly individual development, having its own distinctive characteristics with a fresh and modern look. Commencing build August 2022 with completion expected August 2023. Offering luxurious and elegant living space, well designed with special attention to maximise natural light. These award winning architect designed properties form part of an exclusive gated development. embodying the very best and include the highest quality materials and quality brand fittings. Incorporating a fabulous blend of comfort, style and convenience, as well as a stunning and elegant finish throughout. The spacious fitted kitchen/living/dining area is comprehensively fitted with a German kitchen, complete with granite worktops, quality appliances and an Island unit. The glazed roof light and Bi fold doors to the rear allow ample natural light to flood in. There are four bedrooms, each with en-suite facilities. The Master bedroom offers a walk in wardrobe and a stylish en-suite bathroom. For further peace of mind, the property comes with a 10 Year Build Warranty. The secured gated parking area provides ample off road parking allowing access to the large 35' tandem garage. To the rear is a private and enclosed garden. Interested parties should contact us at the earliest convenience.

Ground Floor

Entrance Hallway
25'2" x 6'7"

Lounge
20'3" max x 11'10"

Dining Kitchen
24'3" x 18'10"

Downstairs W.C.

Lower Ground Floor

Hallway
24'3" x 6'7"

Utility Room
24'3" x 6'7"

Bedroom Four/Gym/Playroom
16'7" max x 12'11"max

En-Suite

Integral Tandem Garage
35'2" x 11'10"

First Floor Landing

Master Bedroom

13'3" max x 11'9" max

Walk in Wardrobe
22'6" x 27'7"

En-Suite Bathroom

Bedroom Two
14'10" max x 9'3" max

En-Suite

Bedroom Three
18'6" max x 9'3" max

En-Suite

Externally

Driveway

Rear Garden

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



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