



Jordan fishwick

16 EASTWARD AVENUE WILMSLOW SK9 5LD
Offers Over £600,000

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This traditional bay fronted FOUR BEDROOM DETACHED property has been EXTENDED to the rear, close to the Wilmslow town centre, excellent schools and fabulous countryside walks. This particular property would benefit from some modernisation and with four bedrooms and a SOUTHERLEY facing rear aspect, this is an opportunity not to be missed! Internally, the property offers well proportioned accommodation comprising; Entrance hall with downstairs W.C. there is a good size bay fronted living room open to the dining area with double doors opening to a large family room to the rear. The kitchen is fitted with a comprehensive range of units. there is also a useful utility room. To the first floor are four bedrooms with three of the bedrooms having fitted wardrobes. To the front is a driveway leading the the integral garage. Externally the property benefits from a driveway providing off road parking and access to the garage, whilst to the rear, the garden is mainly laid to lawn with timber panel fencing and a pleasant patio area.

DIRECTIONS

From our Wilmslow office proceed in a northerly direction along Alderley Road (A34) to the first set of traffic lights. Turn left into Water Lane, which in turn becomes Altrincham Road after some distance turn left onto Buckingham Road and second left again onto Eastward Avenue.

Entrance Hallway

Understairs storage and radiator. Stairs to first floor.

Downstairs Cloakroom

Low level wc, wash hand basin, uPVC double glazed leaded window to front.

Living Room

24'5" x 12'2"

uPVC double glazed leaded window to front, feature fireplace with living flame effect fire and radiator. Open to dining area.

Dining Area

9'1" x 9'1"

A spacious area with glazed double doors, recessed ceiling spotlights and radiator.

Extended Kitchen

18'3" x 9'1"

Fitted with a comprehensive range of base and wall units with work surfaces over incorporating underhung one and a quarter bowl sink unit, four ring hob with canopy extractor hood over, built in Bosch double oven/grill, leaded uPVC double glazed window to rear, integrated fridge with matching cupboard door, integrated Neff dishwasher with matching cupboard door.

Family Room

16'9" x 9'1"

Extended to the rear with uPVC double glazed picture windows to either side of uPVC double glazed door to rear and radiator.

Utility Room

Tiled floor, space for American style fridge/freezer and plumbing for washing machine.

First Floor Landing

with uPVC double glazed window to side.

Bedroom One

19'10" x 7'6"

A dual aspect room with uPVC double glazed leaded windows to front and rear, fitted floor to ceiling wardrobes in dressing area and radiator. Space for king size bed and dressing table.

Bedroom Two

12'2" into bay x 9'1"

uPVC double glazed leaded bay window to front, radiator, built in wardrobes, dressing table and radiator. Space for king size bed.

Bedroom Three

9'1" x 9'1" to wardrobe fronts

uPVC double glazed leaded window to rear, radiator and range of built in wardrobes with sliding mirror door.

Bedroom Four

9'1" x 7'6"

uPVC double glazed leaded window to rear and radiator.

Bathroom

Fitted with a panelled bath, walk in shower, low level wc, pedestal wash hand basin, uPVC double glazed window to front, recessed ceiling spotlights and loft access.

OUTSIDE

Driveway & Garage

Block paved double driveway leading the garage. The garage an up and over door and power supply.

Southerly Facing Rear Garden

Mainly laid to lawn with timber panel fencing and a patio area. gated access to the side leading to the front.



Measurements are approximate. Not to scale. Illustrative purposes only
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| Energy Efficiency Rating | | |
|--|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs (92 plus) A | | |
| (81-91) B | | 77 |
| (69-80) C | | 63 |
| (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 | | |