

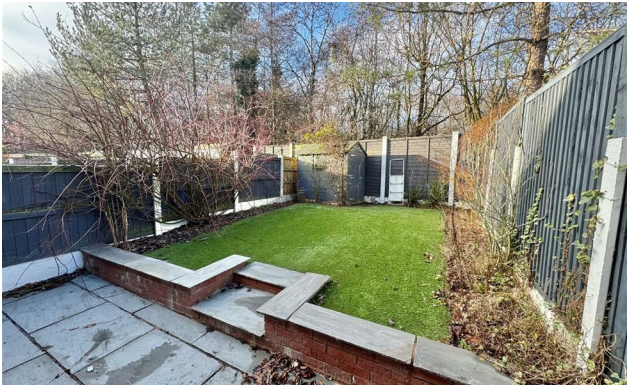
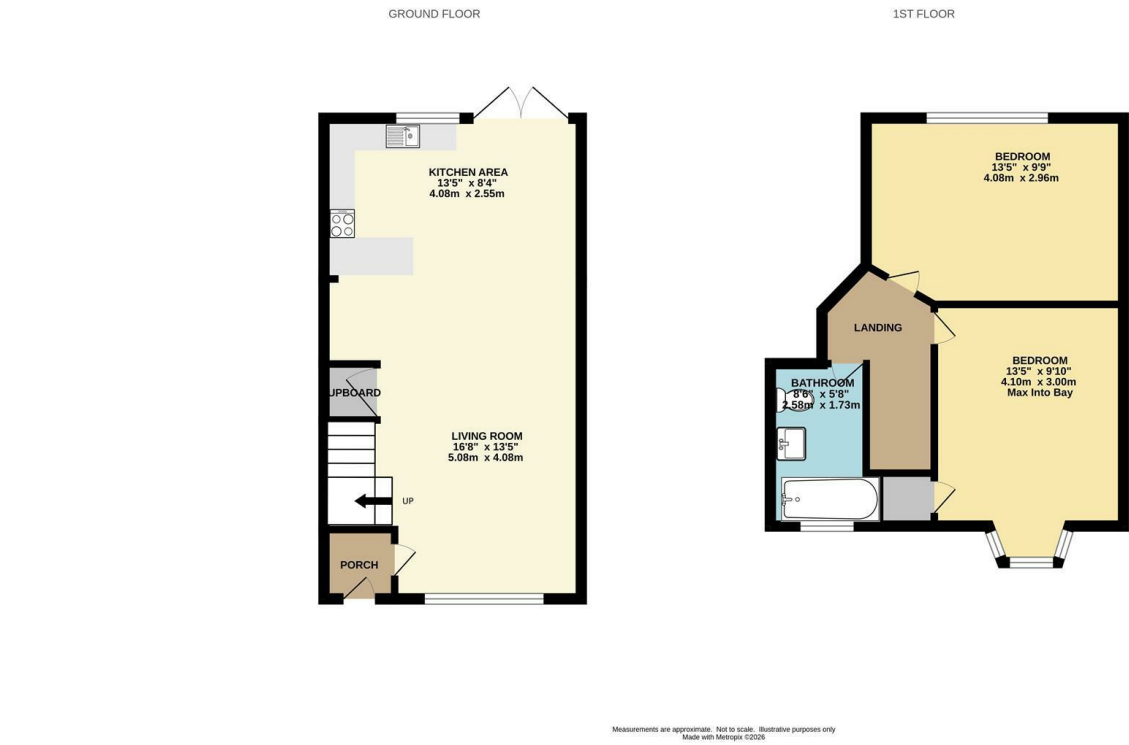


*jordan*fishwick

56 ALVESTON DRIVE WILMSLOW SK9 2GA  
Guide Price £330,000

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NO Chain .... Situated within the popular Villas development, this immaculate two double bedroom mid mews property has been refurbished to an exceptional standard throughout. Ideally located within walking distance of local shops, Wilmslow town centre and the train station, the property is perfectly suited to professionals or a small family. The home is well positioned for commuters, offering easy access to the M56 and A34, with Manchester Airport less than 20 minutes away and convenient routes to Manchester and the wider North West commercial centres. The accommodation comprises an entrance porch leading into a bright and spacious open-plan lounge, kitchen and dining area. The internal doors have been upgraded to contemporary oak doors, the kitchen is fitted with a quality range of matching units with stylish quartz work surfaces and several quality appliances (including wine fridge, dishwasher and microwave. UPVC double patio doors lead to the rear garden. To the first floor are two generous double bedrooms and a re-fitted contemporary family bathroom featuring a shower over the bath. The property is gas central heated via a combi boiler, has off road parking for several vehicles and landscaped rear garden with patio, lawn with timber shed. The rear aspect is private with a leafy outlook. Viewing highly recommended.



- Mid Mews Property
- Two Double Bedrooms
- Immaculate Throughout
- Off Road Parking
- Enclosed Low Maintenance Garden
- Popular Location
- No Chain

| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | Current                 | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current                 | Potential |
| (92 plus) A                                 |                         | 89        | (92 plus) A                                                     |                         |           |
| (81-91) B                                   |                         |           | (81-91) B                                                       |                         |           |
| (69-80) C                                   | 74                      |           | (69-80) C                                                       |                         |           |
| (55-68) D                                   |                         |           | (55-68) D                                                       |                         |           |
| (39-54) E                                   |                         |           | (39-54) E                                                       |                         |           |
| (21-38) F                                   |                         |           | (21-38) F                                                       |                         |           |
| (1-20) G                                    |                         |           | (1-20) G                                                        |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |