



58 Cranford Road, Wilmslow, SK9 4DX
£299,995

PROPERTY
PERSPECTIVE

Property Perspective are delighted to be able to present to you this beautifully presented and maintained 2 bedroom semi-detached house, situated in Wilmslow. Benefiting from a lovely open plan diner kitchen, private rear garden and modern bathroom.

The living accommodation briefly comprises of; lounge, open plan kitchen/diner and family room. To the first floor, 2 bedrooms and modern bathroom.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links.

FREEHOLD

Council tax band - B

GROUND FLOOR

Lounge 10'10" x 19'0" (3.32m x 5.80m)

High quality wood effect laminate flooring with patio doors leading to the rear garden and log burner

Kitchen/diner 7'11" x 13'1" (2.43 x 3.99m)

High quality vinyl flooring with open aspect through to the family area. A range of fitted kitchen units, worktops and integrated kitchen appliances

Family area 13'5" x 9'2" (4.10m x 2.80m)

High quality vinyl flooring with patio doors leading to the rear garden and Velux-style windows

FIRST FLOOR

Bedroom 10'4" x 13'3" (3.15m x 4.05m)

Carpet flooring with window to the front elevation and curtains

Bedroom 8'3" x 12'11" (2.54m x 3.94m)

Carpet flooring with window to the rear elevation and blind

Bathroom

Modern 3 piece bathroom suite in white, shower over bath with glass splash-back screen and floor to ceiling tiled decor

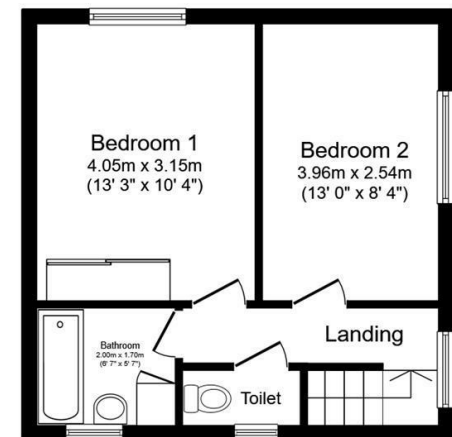
EXTERNAL

Deceptively private and well presented rear garden, enclosed by panel fencing with laid to lawn and loose stone border. Driveway to the front of the property, capable of accommodating 2 vehicles.



Ground Floor

Floor area 43.5 sq.m. (468 sq.ft.)



First Floor

Floor area 33.6 sq.m. (361 sq.ft.)

Total floor area: 77.0 sq.m. (829 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io