



Richmond Avenue,  
**Guide Price £339,950**



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## Richmond Avenue, WILMSLOW, Cheshire

### Guide Price £339,950

\*REEDS RAINS ARE CELEBRATING 150 YEARS\*

\*4 BEDS/ 2 BATHS/ SEP WC/ + DOWNSTAIRS

**CLOAKROOM\*** A superb family home offering extended family accommodation. Situated on the Lakes Estate close to the centre of Handforth. The location is ideal for transport links and is convenient for local schools. (Wilmslow Grange Community Primary and Nursery School is only a short walk). In further detail the accommodation comprises- entrance porch, entrance hallway, dining room, large lounge, conservatory, kitchen, utility room, cloakroom/ side porch. Upstairs, there are 4 bedrooms, two bathrooms and a separate toilet. Outside, a driveway provides off road parking. The rear garden is a good size and enclosed with a patio seating area. Also, there is a superb garden room which can be available by separate negotiation. Please call to arrange an accompanied viewing. EPC Grade D.

#### ENTRANCE PORCH

A UPVC porch with windows to the front and side elevations.

#### ENTRANCE HALL

4.41m x 1.82m (14'6" x 6'0")

Attractive wood flooring, radiator, decorative coving, fitted under stair storage cupboard. Stairs to the first floor.

#### DOWNSTAIRS TOILET/ CLOAKROOM

1.67m x 1.46m (5'6" x 4'9")

UPVC front door, UPVC double glazed window to front, radiator, oak flooring, glazed doors off to rooms-

#### DINING ROOM

4.54m x 3.19m (14'11" x 10'6")

Attractive oak flooring, UPVC double glazed bay window to front, radiator, ceiling coving, ample space for a large table and chairs.

#### LOUNGE

6.03m x 3.27m (19'9" x 10'9")

A good size room with oak flooring, ceiling coving, elevated fireplace with inset living flame gas fire, two radiators, sliding double glazed door to conservatory.

#### CONSERVATORY

5.34m x 3.56m (17'6" x 11'8")

UPVC french style doors to rear garden, uPVC door to side, wood effect laminate flooring, radiator.

#### KITCHEN

6.22m x 2.84m (20'5" x 9'4")

Fitted with a comprehensive range of base and wall units with roll top work surfaces over incorporating one and a half bowl sink unit, four ring gas hob with extractor fan over, fitted modern oven and grill, double glazed window to side, wall mounted gas central heating boiler, door to utility recess for fridge freezer, integrated dishwasher.

#### SIDE PORCH

2.19m x 1.89m (7'2" x 6'2")

Partly glazed door to the front, ceiling light, coat racks and a door to the toilet.

#### UTILITY ROOM

3.41m x 2.38m (11'2" x 7'10")

Base and wall units to match the kitchen with roll top work surfaces over, radiator, uPVC door to rear garden, recess for washing machine and tumble dryer, spotlights, door to great size pantry cupboard.

#### LANDING

Spacious landing, open balustrade,

#### BEDROOM 1

4.56m x 3.06m (14'11" x 10'0")

Double bedroom with uPVC double glazed bay window to front, fitted wardrobes, wood flooring, radiator.

#### BEDROOM 2

3.34m x 3.10m (10'11" x 10'2")

Ceiling hatch to roof void, uPVC double glazed window to rear, radiator.

#### BEDROOM 3

3.40m x 2.76m (11'2" x 9'1")

UPVC double glazed window to rear, radiator, uPVC double glazed window to rear, ceiling coving.

#### BEDROOM 4

3.58m x 2.37m (11'9" x 7'9")

UPVC double glazed window to front, spotlights, radiator, wood effect flooring.

#### FAMILY BATHROOM

2.20m x 1.81m (7'3" x 5'11")

Fitted with a suite comprising panelled bath, pedestal wash hand basin, separate fitted shower cubicle, tiled walls, heated towel rail/radiator, frosted uPVC double glazed window to front.

#### SEPARATE WC

Low level wc, vanity style wash hand basin with storage under, attractive tiled flooring and splashbacks.

#### BATHROOM 2

Beautiful refitted suite comprising panelled bath with modern tap fittings, walk-in shower with glass screen and French style shower head, wall hung wash hand basin with storage under, extremely attractive tiled floor and walls, frosted double glazed window to rear, spotlights, extractor fan, heated towel rail.

#### GARDEN ROOM

3.35m x 1.98m (11'0" x 6'6")

Available by separate negotiation.

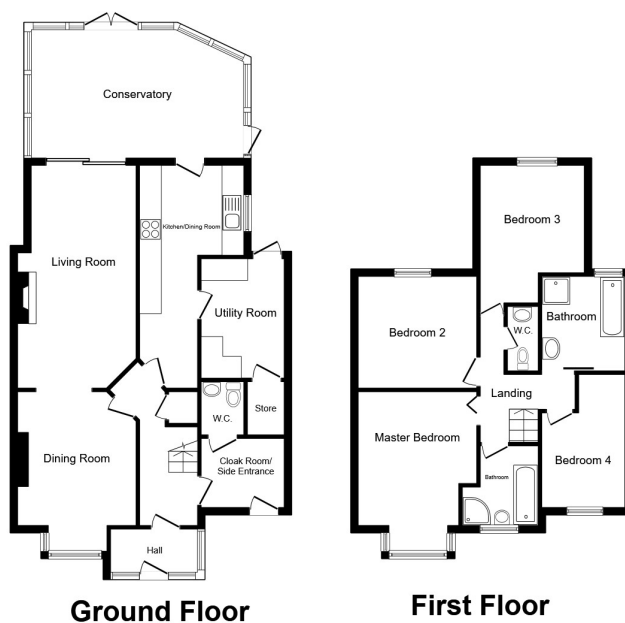
## OUTSIDE

Outside to the front is a driveway providing parking. The rear garden is enclosed with a patio area.



For full EPC please contact the branch

## FLOOR PLAN



Total floor area 154.0 sq. m. (1,658 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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