



Clifton Drive,

£485,000



Reeds Rains

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Clifton Drive, Wilmslow, Cheshire
£485,000

REEDS RAINS ARE CELEBRATING 150 YEARS 'A three bedroom detached property full of potential' Occupying a secluded corner position. This Cheshire brick style detached property is located just off Knutsford Road. A Highly sought after residential pocket, and almost equidistant of both Wilmslow/ Alderley Edge. On entering the property and in further detail, the accommodation comprises- entrance porch, entrance hall, and an inner hallway. Large dual aspect lounge, dining room, kitchen, bedroom, bathroom, separate toilet, integral rear porch and doors to a utility and storage outhouse. Upstairs, there are two bedrooms, toilet, and a large loft space (which could be utilized subject to the relevant permissions). Outside, there are wrap around gardens and pathways, the property is secluded and well screened from the road, with an abundance of shrubbery and hedging. Please call to arrange an accompanied viewing. EPC Grade D.

ENTRANCE PORCH

Glazed door, quarry tiled floor, glazed door leading to the hallway, courtesy light.

ENTRANCE HALLWAY

Natural wood parquet flooring, staircase to the first floor.

INNER HALL

Natural wood parquet flooring, radiator, lighting.

LOUNGE

5.49m x 3.66m (18'0" x 12'0")

Natural parquet flooring (under the carpet), traditional natural wood fireplace with cast iron inset and living flame gas fire and tiled hearth, central heating radiator, large double glazed picture window, wall light points.

DINING ROOM

5.49m x 2.79m (18'0" x 9'2")

Double glazed window, central heating radiator.

KITCHEN

5.64m x 4.70m (18'6" x 15'5")

Fitted with traditional-style natural wood base and wall units, work surfaces, resin one and a

half bowl single drainer sink unit with chrome mixer tap, integrated electric oven, four ring gas hob with extractor hood above, plumbing for dishwasher, central heating radiator, walk-in pantry with shelving.

FAMILY ROOM/ BEDROOM

5.00m x 3.18m (16'5" x 10'5")

Window to the front elevation, central heating radiator, built-in cupboard with cupboard above.

BATHROOM

Fitted with a modern suite comprising of spa bath with Triton electric shower above, tiled panel, pedestal wash hand basin, ceramic tiled floor and walls, wall light points, chrome central heating towel rail, built-in boiler cupboard with Baxi wall mounted gas central heating boiler, cupboard above.

WC

Low level with natural wood seat, half tiled walls and ceramic tiled floor.

REAR PORCH/ UTILITY/ STORAGE ROOM

Covered rear porch, door to the dining room, utility room, store room, access to the garden.

1ST FLOOR LANDING

With access to eaves storage which could provide an additional bedroom subject to the necessary planning and building regulations.

BEDROOM 1

4.39m x 3.56m (14'5" x 11'8")

Window to the front elevation, central heating radiator, ample space for furniture.

BEDROOM 2

3.00m x 2.64m (9'10" x 8'8")

Feature exposed natural brick walls, central heating radiator.

TOILET

Low level wc with natural wood seat, pedestal wash hand basin, exposed brick wall.

OUTSIDE

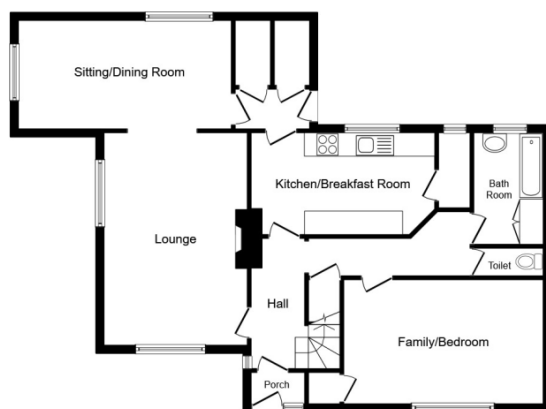
Good sized secluded gardens surround the property with lawns, trees, shrubs and hedging.

A stone flagged path leads to the front of the property and stone flagged driveway to the side provides off-road parking.

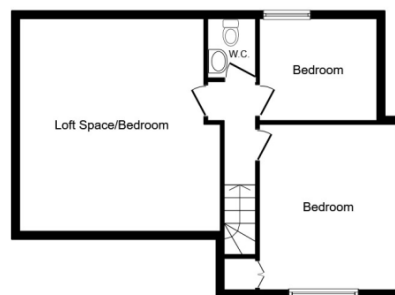
FLOOR PLAN



For full EPC please contact the branch



Ground Floor



First Floor

Total floor area 151.0 sq. m. (1,625 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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