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SALE

Rooftops

Sales Letting & Management



Orchard Close, Wilmslow, SK9

NO CHAIN

Excellent Location

Conservatory

Ideal Investment

Spacious living area

Energy Efficiency Rating D

CHAIN FREE!!!! A lovely mews property situated in a quiet cul-de-sac position, close to local shops and schools and within easy access of the A-34 bypass, motorway networks and Manchester International Airport. Comprising; entrance porch, lounge / dining room, open plan kitchen with gas hob, electric oven, fridge/freezer, microwave, dishwasher and washing machine, conservatory with access to the garden, First floor; two double bedrooms, single bedroom, bathroom with shower. Garden. Energy Efficiency Rating D. GCH. PP. PF.

Guide Price

£299,950

Sell with confidence, sell your property with **Rooftops**

Entrance Porch

5'1" (1m 54cm) x 4'5" (1m 34cm)

Hedged entrance to private paved front garden. uPVC double glazed front door with obscure glass side panel, central light fitting. Click flooring - wood effect laminate. New porch roof and guttering, new PVC cladding to the side of the porch and front of the property including new insulation.

Lounge

13'8" (4m 16cm) x 12'2" (3m 70cm)

Wooden door with chrome handles, uPVC double glazed window to the front elevation. Venetian blinds. Click flooring - wood effect laminate, central ceiling light, two radiators, power points., TV aerial, thermostat, smoke alarm.

Dining Room / Kitchen

16'8" (5m 8cm) x 9'8" (2m 94cm)

A range of wall and base units with real granite work surfaces, chrome sink and mixer tap, gas hob, electric oven, integral microwave, integral dishwasher, freestanding washing machine, freestanding fridge / freezer, two storage cupboards, Click flooring - wood effect laminate, two central ceiling lights, wooden door leading to conservatory. two uPVC windows to the rear elevation. power points.

Conservatory

8'1" (2m 46cm) x 6'6" (1m 98cm)

uPVC double glazed door to the rear. Click flooring - wood effect laminate.

Bedroom One

13'2" (4m 1cm) x 9'9" (2m 97cm)

Wooden door with chrome handles, uPVC window to the front elevation, central ceiling lights, carpet flooring, radiator and power points.

Bedroom Two

9'9" (2m 97cm) x 9'8" (2m 94cm)

Wooden door with chrome handles, uPVC double glazed window to the rear, central ceiling lights, carpet flooring, radiator and power points.

Bedroom Three

8'3" (2m 51cm) x 6'7" (2m 0cm)

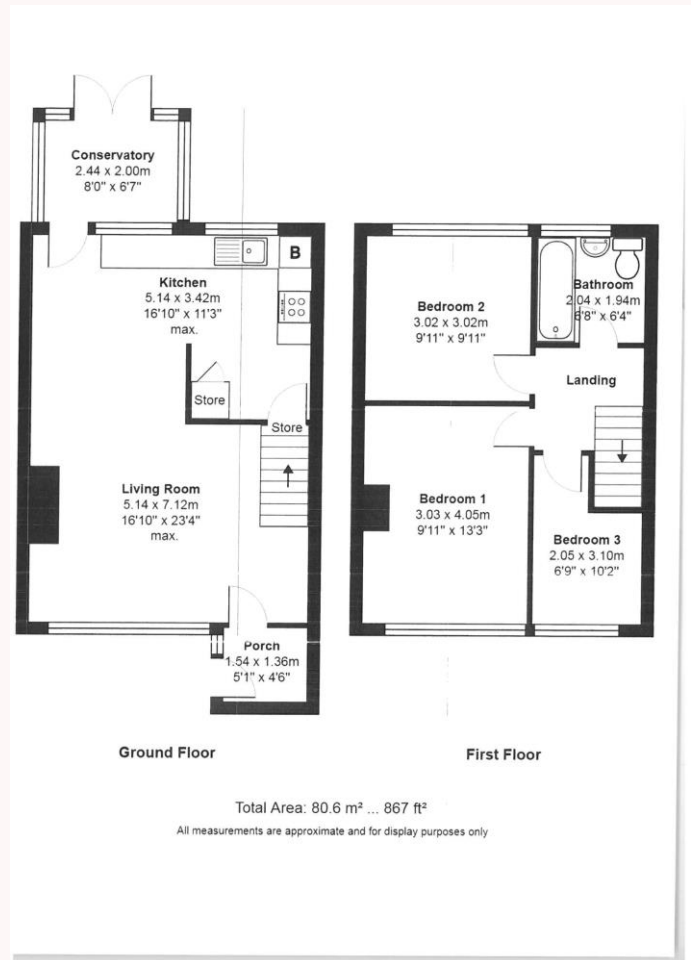
Wooden door with chrome handles, uPVC window to the front elevation, carpet flooring, central ceiling lights, radiator and power points.

Bathroom

6'7" (2m 0cm) x 6'3" (1m 90cm)

Wooden door with chrome handles, obscure uPVC

Floorplans



window to the rear elevation. Click flooring - wood effect laminate, walls tiled floor to ceiling, central ceiling lights, bath with shower over, glass shower screen, pedestal wash hand basin, low level WC. Radiator.

Stairs & Landing

Carpet flooring, balustrades and banister, loft hatch.

Rear Garden

An enclosed patio garden with mature shrubs.

Disclaimer

Rooftops Estate Agents give notice that these particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract - intending purchasers should not rely on them as a statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Rooftops Estate Agents has the authority to make or give representations or warranty in relation to the property.

Disclaimer.

We are not qualified to confirm that power points, showers, central heating systems, open fires/log burners, gas and electrical equipment are in working order and we would advise prospective purchasers to satisfy themselves on these points prior to exchange of contracts.