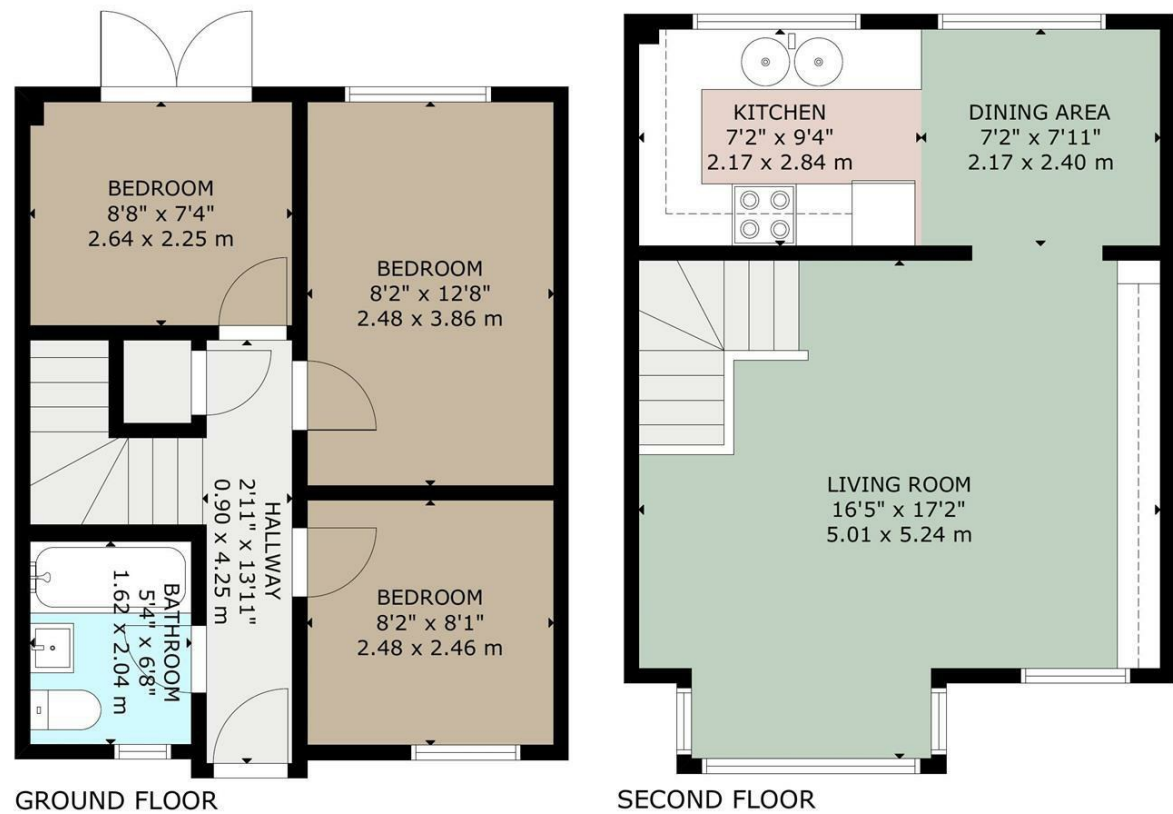




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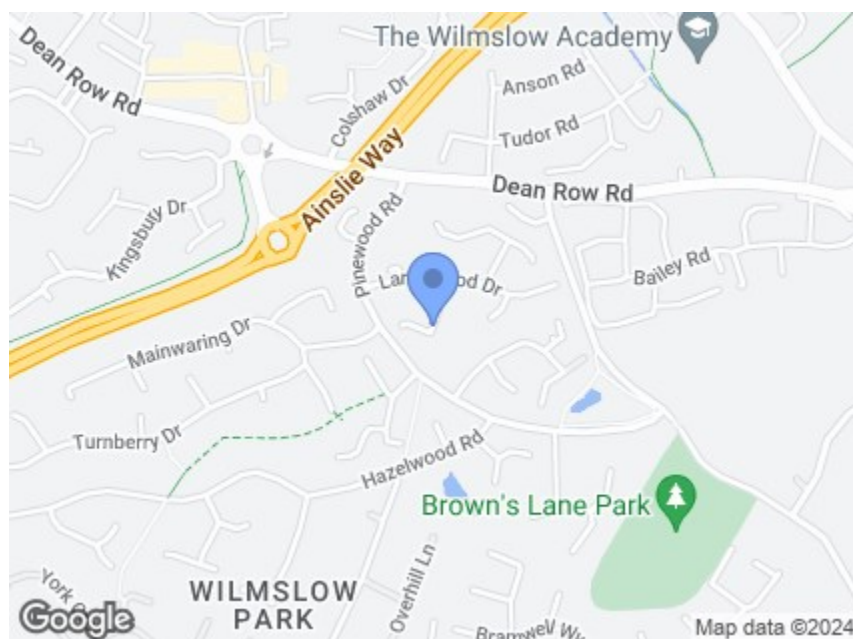


GROSS INTERNAL AREA  
TOTAL: 70 m<sup>2</sup>/754 sq.ft  
GROUND FLOOR: 34 m<sup>2</sup>/368 sq.ft, SECOND FLOOR: 36 m<sup>2</sup>/386 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



**23 Rowanside Drive**  
Wilmslow, SK9 2NW

**Price guide £300,000**



**Directions**

Join and stay in the Handforth Bypass/A34. At the roundabout, take the 1st exit onto Storeys Way/Wilmslow - Handforth Bypass/A34. At the roundabout, take the 2nd exit onto Ainslie Way/A34. At the roundabout, take the 2nd exit, at the roundabout, take the 4th exit onto Dean Row Rd. Then turn right onto Pinewood Rd and left onto Larchwood Dr. Lastly, turn right onto Rowanside Dr

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

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 statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

- Unique upside down house located in Wilmslow - Sold with No Chain
- Well-appointed family bathroom with modern fixtures and fittings on the ground floor
- Spacious and airy lounge area with large windows providing stunning views and ample natural light
- Well-maintained garden offering a serene outdoor space for relaxation
- Ground floor features three generously sized bedrooms with large windows
- Expansive open-plan first floor living area integrating lounge, dining room, and kitchen
- Contemporary kitchen equipped with high-quality appliances, ample storage, and large countertop space
- Private driveway with ample parking space in a desirable, family-friendly area close to amenities and transport links



# 23 Rowanside Drive , Wilmslow, SK9 2NW

**\*\*SOLD WITH NO CHAIN\*\*WELL PRESENTED THREE BEDROOMED PROPERTY\*\*LOCATED IN A QUIET & WELL SOUGHT AFTER LOCATION\*\*Welcome to this unique and beautifully designed upside down house located on Rowanside Drive in Wilmslow, Sold with NO CHAIN. This innovative property offers a modern living experience that maximizes space and light. The ground floor features three generously sized bedrooms with large windows that let in plenty of natural light, and a well-appointed family bathroom with modern fixtures and fittings.**

The first floor hosts an expansive open-plan living area that seamlessly integrates the lounge, dining room, and kitchen. The dining area is perfectly positioned to create a harmonious flow between the lounge and the contemporary kitchen, which is equipped with high-quality appliances, ample storage, and a large countertop space.

The property also includes a well-maintained garden, offering a serene outdoor space for relaxation, and a private driveway with ample parking. Located in a desirable, family-friendly area close to local amenities, including shops, schools, and parks, as well as excellent transport links, this 3-bedroom upside down house combines style, functionality, and comfort. Don't miss the opportunity to make this exceptional property your new home.

## Entrance Hallway

2'11 x 13'11 (0.89m x 4.24m)

uPVC entrance door opening into the hallway with a radiator and stairs ascending to the first floor.

## Bedroom One

8'2 x 12'8 (2.49m x 3.86m)

Rear facing uPVC double glazed window, radiator, power points and central ceiling light



## Bedroom Two

8'8 x 7'4 (2.64m x 2.24m)

Rear facing uPVC double patio doors leading to the rear patio and garden, radiator, power points and a central ceiling light



## Bedroom Three

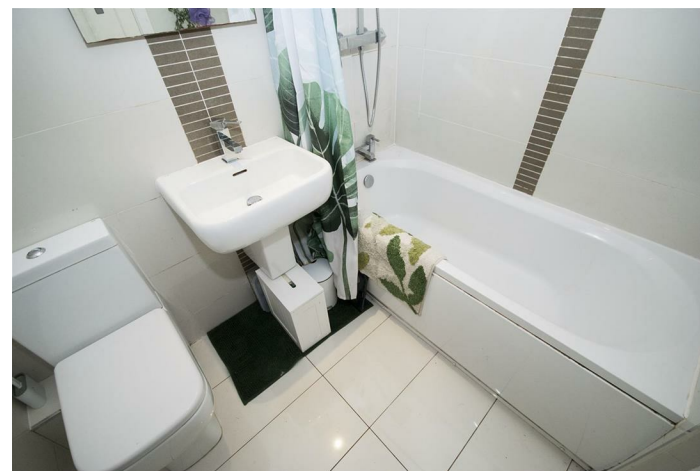
8'2 x 8'1 (2.49m x 2.46m)

Front facing uPVC double glazed window, radiator, power points and a central ceiling light

## Bathroom

5'4 x 6'8 (1.63m x 2.03m)

Fully tiled heated towel rail, extractor fan, three piece bathroom suite comprising of a panel enclosed bath with thermostatic shower, low flush WC, a hand wash basin with pedestal and the additional comfort of underfloor heating.



## Living Room

16'5 x 17'2 (5.00m x 5.23m)

With a front facing uPVC double glazed bay window, laminate wood effect flooring, radiator, inset ceiling spot lights and power points



## Alternative view



## Kitchen

7'2 x 9'4 (2.18m x 2.84m)

Wood effect laminate flooring, fitted with a range of wall and base units with a contrasting work top, inset sink and drainer with a mixer tap, built in oven and induction hob with extractor fan, integrated dishwasher, space for a fridge freezer and inset ceiling spot lights.



## Dining Area

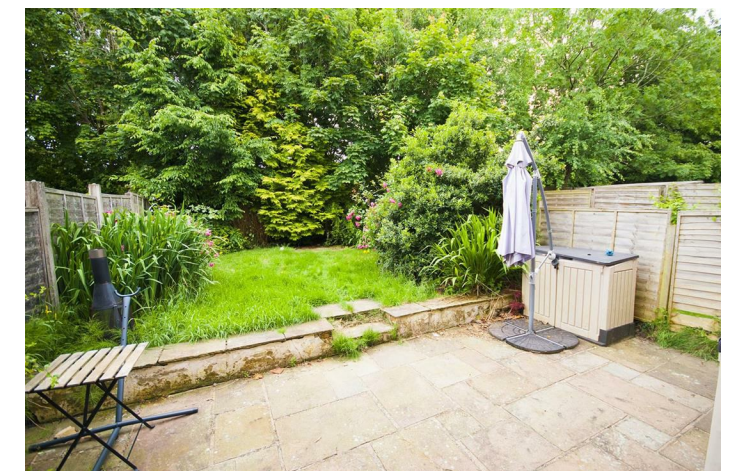
7'2 x 7'11 (2.18m x 2.41m)

Rear facing uPVC window, wood effect laminate flooring, radiator and power points, open plan to the kitchen and lounge.



## Rear Garden

An enclosed private rear garden with a patio



## Alternative view



## Front driveway and garden

Drive way parking with additional footpath to the front entrance and lawn area

Tenure - Leasehold

Council Tax - Cheshire East Band C