



Jordan fishwick

8 Fairbourne Drive, SK9 6JF
Guide Price £849,950

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NO ONWARD CHAIN This handsome and immaculately presented detached residence is ideally situated in desirable South Wilmslow, in a cul-de-sac position, within convenient reach of popular local schools. The property has clearly been cared for and the accommodation comprises in brief; Entrance hallway, dual aspect living room with door leading to rear garden, living kitchen, dining room, downstairs wc and utility room with access to integral garage. The first floor comprises the landing with large window allowing an abundance of light to flood in, four double bedrooms one of which benefits from an en suite and is rounded off with a family bathroom. Externally the property has a stunning rear garden with paved patio. To the front is a driveway with parking for multiple vehicles. Viewings essential to fully appreciate.

Directions

From our Wilmslow office proceed in a southerly direction along Alderley Road to the Kings Arms roundabout. Take the Knutsford Road exit and continue for approximately half a mile and Fairbourne Drive will be found on the left hand side.

Entrance Hallway

Storage cupboard, stairs to first floor.

Living Room

17'9 x 15'9 max

Dual aspect living room with feature gas fireplace, uPVC double glazed door leading to back garden, parquet flooring, uPVC double glazed window to rear, two uPVC double glazed windows to front, radiator.

Living Kitchen

25'0 x 15'3

Spacious living kitchen with ample space for dining table and chairs, fitted with a range of base units with matching wall mounted units, one and a half stainless steel bowl sink and drainer, five ring gas range style cooker with extractor hood over, integrated dishwasher, space for fridge freezer, uPVC double glazed window to rear, uPVC double glazed sliding patio doors leading to rear garden, two radiators.

Dining Room

12'4 x 10'4

Bay fronted with ample space for dining table and chairs, parquet flooring, recess ceiling spotlights, radiator.

Utility Room

6'1 x 5'7

Space and plumbing for washer and dryer, wall mounted 'Belfast' sink, uPVC double glazed frosted window to rear.

Downstairs WC

Low level wc, wall mounted wash hand basin.

Landing

Loft access, large uPVC double glazed window to rear allowing an abundance of light to flood in, fitted wardrobes.

Bedroom One

15'4 x 13'7

Double bedroom with fitted wardrobes, uPVC double glazed window to rear, radiator.

En-suite

Walk-in shower cubicle, low level wc, wall mounted wash hand basin, chrome heated towel rail. uPVC double glazed frosted window to rear.

Bedroom Two

15'9 x 11'8

Double bedroom with uPVC double glazed window to side, fitted wardrobes, radiator.

Bedroom Three

13'8 x 9'4

Double bedroom with storage cupboard, radiator, uPVC double glazed window to side.

Bedroom Four

10'3 x 9'9

Further double bedroom with uPVC double glazed window to front, radiator.

Bathroom

Bath, low level wc, wall mounted wash hand basin, uPVC double glazed frosted window to side.

Garage

15'5 x 10'6

Wall mounted boiler, roller garage door. frosted window to side.


Outside

Externally the property benefits from a stunning rear garden with paved patio area with hedges and timber panelled fencing to boundaries.



- South Wilmslow location
- Detached
- Four double bedrooms
- Cul de sac position
- Stunning rear garden
- Close to countyside walks
- Ample off road parking
- No onward chain



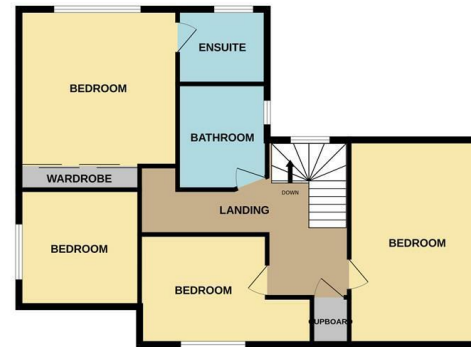
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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