



*jordan fishwick*

1 Rotherwood, 8 Knutsford Road, SK9 6JY  
Guide Price £319,950





## Rotherwood Wilmslow SK9 6JY

Guide Price £319,950



Offered to the market with No Onward Chain. This superb ground floor apartment is located within close proximity of Wilmslow town centre and offers two bedrooms with the principal bedroom benefitting from an ensuite shower room. This fantastic apartment located on Knutsford Road, within the sought after Rotherwood development offers in brief: an entrance hallway, two storage cupboards and the principal bedroom benefitting from an ensuite shower room. There is a large and well proportioned living and dining space with French doors leading to an external and private patio area. The modern fitted kitchen boasts a number of integrated appliances whilst being partially open plan to the living and dining area. This particular property benefits having two allocated parking spaces directly to the front of the apartment, and from well maintained and manicured communal areas.



### **Entrance Hallway**

Traditional wooden glazed entrance door leading to the internal entrance hallway. Access to the living room, bedroom one, bedroom two, bathroom and two separate storage cupboards. Decorative ceiling cornice. Wall mounted double panelled radiator. Telephone entry system for the communal gates. Laminate wood effect flooring.

### **Living Room/Dining Room**

18'10 x 17'9

This generously proportioned living and dining space comprises a set of double glazed French doors leading to the external and private patio area. Double glazed windows to the front aspect. Two Wall mounted double panelled radiators. TV point. Recessed ceiling lighting. Decorative ceiling cornice. Access to the kitchen

### **Kitchen**

The kitchen is fitted with a modern range of matching wall, base and drawer units with complementary roll top worksurfaces with matching splashback. Incorporated within the worksurface is a sink unit with drainer. The kitchen is fitted with a number of integrated Siemens appliances which include an electric four ring hob, microwave oven, extractor hood and double oven. There is an integrated fridge and freezer. Double glazed window to the side aspect.

### **Bedroom One**

12'5 x 11'0

A generously proportioned double bedroom located to the rear of the property with an aspect looking towards the residents parking area. Double glazed window to the rear aspect. Wall mounted double panelled radiator. Recessed ceiling lighting. Access to an ensuite shower room

### **En Suite**

Fitted with a traditional and stylish three-piece white suite comprising a low-level WC, wall mounted wash hand basin and a large walk in shower area with glazed shower screen and panelled splashback with mains shower fittings. Part tiled to the walls. Tiled flooring. Wall mounted heated towel rail.

### **Bedroom Two**

9'5 x 7'10

Double glazed window to the rear aspect. Wall mounted double panelled radiator. Recessed ceiling lighting.

### **Storage Cupboard One**

Wall mounted gas combination boiler. Shelving and storage.

### **Storage Cupboard Two**

Space for a tumble dryer. Storage.

### **Bathroom**

7'4x 6'2

Fitted with a traditional white three-piece bathroom suite, consisting of a low-level WC, wall mounted wash hand basin and panelled bath with mains shower fittings. Tiled splashbacks. Tiled flooring. Wall mounted heated towel rail.

### **OUTSIDE**

To the front of the property there is a private covered patio area giving direct access to the two allocated parking spaces for this particular apartment. To the rear of the property there is a secure gated residents car park, bike store and communal gardens





- No onward chain
- Ground floor apartment
- Two bedrooms
- En Suite
- Well proportioned accommodation
- Modern kitchen
- Convenient location
- Two allocated parking spaces directly to the front of this apartment

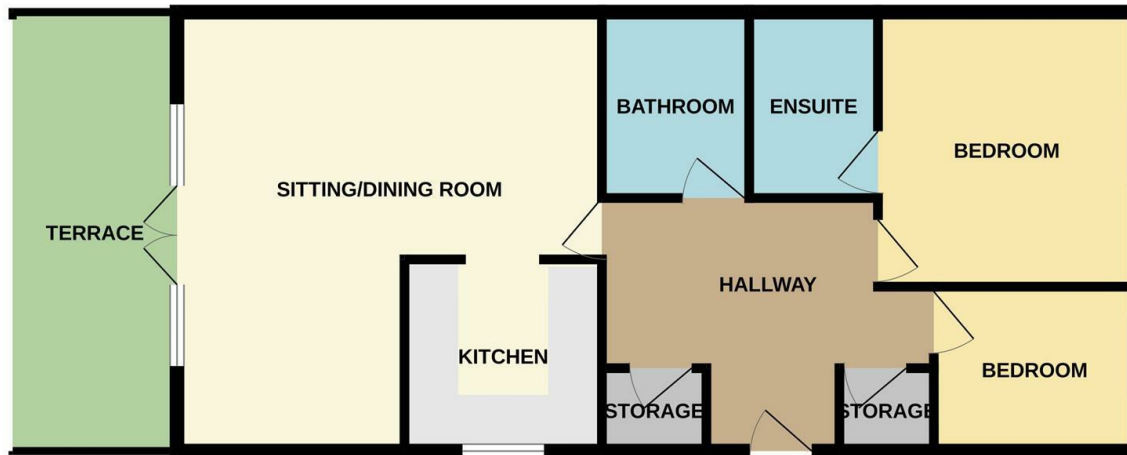


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England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





## GROUND FLOOR



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