



jordan fishwick

20 Arlington Crescent, SK9 6BJ
Guide Price £499,950

Arlington Crescent WILMSLOW

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No Chain. Enjoying a popular location with convenient access to local shops, schools and amenities, this attractive detached home offers three good sized double bedrooms and a stylish bathroom with modern four piece white bathroom suite. The property offers well proportioned accommodation throughout and is offered to the market with no vendor chain. The ground floor in brief comprises: entrance hallway, living room, dining room, modern kitchen and a utility room. The first floor comprises: three double bedrooms and a beautiful refitted contemporary bathroom suite. To the front of the property there is a driveway which provides off road parking and leads to the attached single garage. To the rear of the property is an attractive garden mainly laid to lawn and a patio area. Internal viewing is essential in order to fully appreciate. Photos taken prior to the existing tenancy.

Directions

From our Wilmslow office proceed in a southerly direction along Alderley Road to the Kings Arms roundabout. Take the third exit into Bedells Lane and turn left at the cross roads into Chapel Lane. Continue past the shops and Chapel Lane becomes Moor Lane. Continue along Moor Lane and turn right into Arlington Way and first left into Arlington Crescent.

Entrance Hallway

A welcoming entrance hall with uPVC double glazed front door, storage cupboard housing alarm panel, radiator, staircase with spindled balustrade to first floor accommodation. Oak glazed doors to living room and kitchen.

Living Room

10'2" recess x 16'2"

A generously proportioned reception room with feature marble fire surround and inset gas fire, ceiling coving, uPVC double glazed window to front aspect, radiator.

Dining Room

10'2" x 9'4"

Radiator, sliding double glazed door opens to rear garden, ceiling coving. Wooden door with glazed inserts leads to kitchen.

Kitchen

13'8" x 9'1"

Fitted with a contemporary fitted kitchen with a range of base and wall units with roll top work surfaces over, single sink unit with mixer tap and drainer, fitted oven and four ring electric hob, attractive tiled floor, recessed spotlights, uPVC double glazed window to side, fitted cupboard housing the gas combi boiler. UPVC door providing access to the utility.

Utility

8'5" x 7'2"

UPVC double glazed door to rear garden, uPVC double glazed windows to rear and side, plumbing for washing machine, space for fridge and freezer, power points.

Stairs/landing

Fitted airing cupboards, ceiling hatch provides access to roof void.

Bedroom One

14'10" x 10'2"

UPVC double glazed window to side, uPVC double glazed window to rear, radiator, fitted wardrobes with sliding doors.

Bedroom Two

11'5" x 10'1"

UPVC double glazed window to front, radiator, fitted mirrored wardrobes with sliding doors.

Bedroom Three

10'7" x 8'4"

UPVC double glazed window to rear and radiator.

Bathroom

Beautifully refitted contemporary four piece suite comprising wet room style walk-in shower area, fitted wash hand basin within a vanity storage unit, low level wc, stand alone bath with shower attachment, frosted uPVC double glazed windows to front and side, ladder style heated towel rail, tiled floor and splashbacks, recessed spotlights.

Outside

Garage

With up and over style doors. Storage.

Gardens

To the front of the property the driveway provides off road parking. To the rear of the property is a lawned garden with a patio area and enclosed by timber fencing.

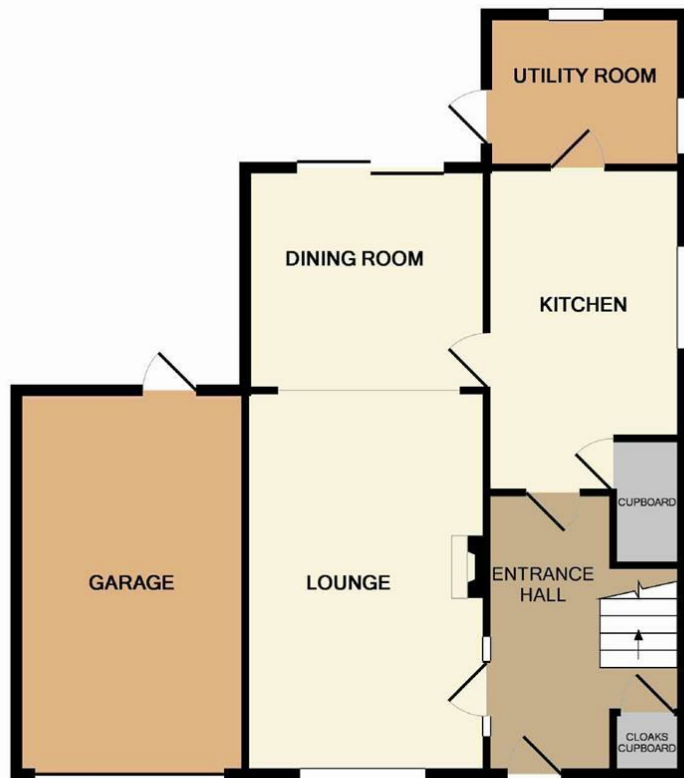


- Garage
- Three double bedrooms
- Lounge and Diner
- Utility room
- Lawned rear Garden
- South Wilmslow Location
- No Chain
- Off Road Parking

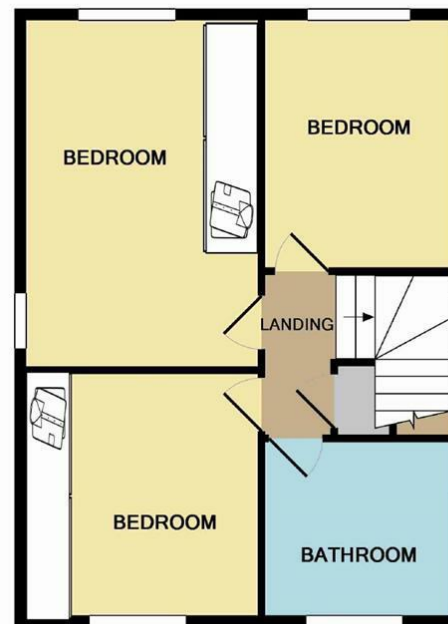


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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