



jordan fishwick

18 Sunnybank Drive, SK9 6DY
Guide Price £414,950



Sunnybank Drive Wilmslow SK9 6DY

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Welcome to Bracken Cottage located on Sunnybank Drive which is situated within the highly popular South Wilmslow area. The property has been lovingly and tastefully modernised to a high specification throughout, having recently undergone extensive refurbishment and a significant extension to create a spectacular two double bedroom Period property. In brief the property is approached via a pebbled driveway which provides off-road parking and leads to the storm porch/Vestibule. Internally to the ground floor there are two separate reception rooms with the living room offering the benefit of having wood burning stove which create charm, character and warmth. To the rear of the property there is an open plan kitchen and dining area with beautifully appointed kitchen with integrated appliances and quartz's work surfaces. A set of UPVC double glazed French doors lead to the large and private rear landscaped garden. To the first floor there are two large double bedrooms and a beautifully presented bathroom. The property is offered to the market with No Vendor Chain with viewings by appointment.



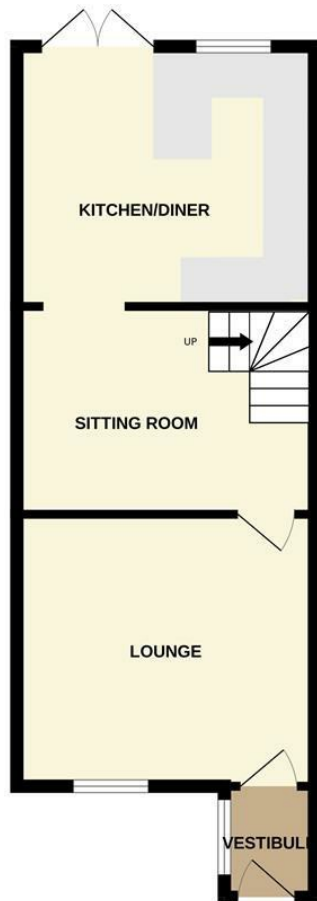
- Cottage Style Property
- Fully renovated
- Two double bedrooms
- Large rear Landscaped garden
- Wood Burning Stove
- Stunning bathroom
- High spec Kitchen
- Off road parking



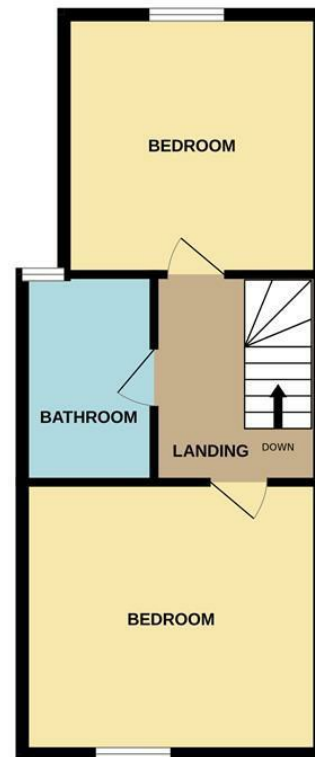
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 857 sq.ft. (79.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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