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23 Ashford Road, SK9 1QD
Guide Price £769,950

Ashford Road Wilmslow SK9 1QD

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A wonderful opportunity to acquire this three bedroom detached home which is situated within an extremely desirable location on the ever popular Fulshaw Park. The property is within convenient reach of popular local schools, central Wilmslow and Alderley Edge village alike. The ground floor accommodation comprises in brief: Entrance porch, entrance hallway, downstairs W.C., dining area, home office, spacious living with open aspect views, living kitchen and utility room. The first floor accommodation comprises: Stairs/landing, double bedroom with en-suite, two further double bedrooms and a family bathroom. The property is set well back from the road and there is a block paved driveway providing off road parking for several vehicles. There are beautifully tended gardens mainly laid to lawn to both the front and rear with stunning open aspect views to the rear. Viewings essential to fully appreciate.

Porch

Entrance Hall

Wood effect flooring, opening to dining area, radiator.

Dining Room

21'9 max x 11'4

Ample space for dining table and chairs, two double glazed windows to side, wall mounted light, storage cupboard.

Living Room

23'6 x 17'2

Generously proportioned living with log burner, uPVC double glazed bi-fold doors leading to open aspect rear garden, radiator, wall mounted lights, uPVC double glazed window to side.

Living Kitchen

11'9 x 9'9

Fitted kitchen with a range of base and wall mounted units, integrated dishwasher, integrated oven and microwave, one and a half stainless steel bowl sink and drainer, four ring gas hob with extractor hood over, recessed ceiling spotlights, radiator, uPVC double glazed French doors leading to rear garden, breakfast bar unit, ample space for dining table and chairs, double doors leading to living room.

Office

11'1 x 9'0

Home office with uPVC double glazed window to front and side, radiator.

Utility Room

10'2 max x 7'4 max

Storage cupboard, disability lift to first floor, pedestal wash hand basin, door leading to side access, recessed ceiling spotlights.

Downstairs WC

Low level wc, cloaks storage, wall mounted wash hand basin, chrome heated towel rail.

Integral Garage

16'2 x 16'

Space and plumbing for washer and dryer, space for American style fridge freezer, wall mounted boiler.

Landing

Loft access. disability lift to ground floor, radiator, uPVC double glazed window to front, two storage cupboards.

Bedroom One

14'4 x 12'8

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

En-suite

Walk-in shower cubicle, wall mounted wash hand basin with vanity unit under, low level wc, storage cupboard, heated towel rail, uPVC double glazed frosted window to front, tiled flooring.

Bedroom Two

14'3 x 12'6

Further double bedroom with uPVC double glazed window to rear, wall mounted wash hand basin, radiator.

Bedroom Three

13'7 x 10'2

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

Bathroom

Panelled bath with overhead shower attachment, pedestal wash hand basin, low level wc, recessed ceiling spotlights, heated towel rail, uPVC double glazed frosted window to front and side.

Outside

Externally there is an open rear garden which is mainly laid to lawn with paved patio area which ideal for entertaining. To the front is driveway with parking for multiple vehicles which leads to the integral garage.



- Fulshaw Park location
- Detached
- Three bedroom
- Open aspect views to rear
- Garage
- Quiet cul-de-sac location
- Close proximity to Wilmslow and Alderley Edge village
- Versatile accommodation



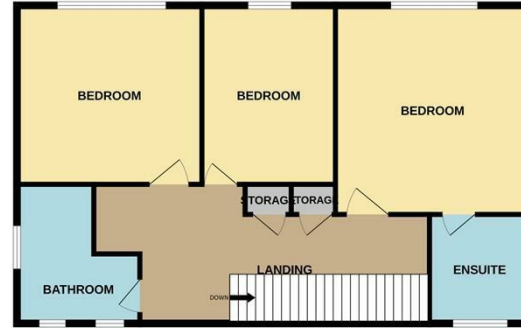
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR



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