



*jordan fishwick*

54 Hazelwood Road, SK9 2QA  
Guide Price £639,950

## Hazelwood Road Wilmslow SK9 2QA

Guide Price £639,950



NO VENDOR CHAIN. A rare opportunity to purchase a four/five bedroom detached property with the added benefit of a downstairs bedroom and downstairs wet room (suitable for those who have limited mobility) offering versatile accommodation. This wonderful Cheshire brick family home is set within the ever popular Summerfields development close to local amenities and within easy access of the motorway network and Manchester International Airport. The property is also approximately 14 minute walk to Wilmslow train station and 15 minute walk to Wilmslow town centre. In outline the accommodation comprises: entrance hallway, L shaped living room/dining room, large fitted kitchen and conservatory. The downstairs accommodation also includes a good sized bedroom/further reception room and a downstairs wet room. To the first floor there are a further four bedrooms and a family bathroom. To the outside of the property there is off road parking to the front for a number of cars, whilst to the rear there is a lawned garden with a block paved patio and fenced boundaries.

### **Entrance Hallway**

Contemporary entrance door leading to the internal entrance hallway. Window to the front aspect with bespoke fitted plantation shutters. Stylish laminate wood effect flooring. Radiator. Understairs storage cupboard. Access to the ground floor accommodation. Staircase with spindle balustrade leading to the first floor accommodation

### **Living Room**

27' x 11'4 narrowing to 7'8

This large L-shaped living/dining room has a bay window to the front aspect with fitted plantation shutters. Wall mounted radiator. Feature fireplace. Additional window to the rear aspect with further plantation shutters. Recessed ceiling lighting. Access to the kitchen.

### **Kitchen**

18'5 x 14'7 narrowing to 11'3

This large kitchen is fitted with a range of matching wall, base and drawer units with complementary roll top work surfaces with additional breakfast bar area. Tiled splashbacks incorporated within the work surface and a one and a half stainless steel sink bowl and drainer unit. The kitchen is fitted with a number of integrated appliances which include a four ring gas hob and double oven and integrated dishwasher and microwave. There is space for a washing machine, fridge and freezer. Window to the rear aspect with fitted plantation shutters, sliding patio doors lead through to the conservatory.

### **Conservatory**

19'3 x 11'

This large conservatory has UPVC double glazed windows to the rear aspect providing views to the rear garden. Ceramic tiled flooring. Ceiling light fan. UPVC double glazed patio doors leading to the rear patio and garden. Wall mounted electric heater.

### **Bedroom Five**

12'9 x 8'4

This versatile bedroom/reception room was once a garage and has now been converted to provide additional internal accommodation. The room provides flexibility, allowing use as a home office or playroom/bedroom for those who require accommodation to the ground floor. Window to the front aspect. Wall mounted radiator. Stylish laminate wood effect flooring. Storage cupboard housing, the gas boiler. Access to a downstairs en suite/wet room (designed for disability access).

### **Downstairs Wet Room**

8'4 x 5

Wet room with fully tiled splashback. Electric wall mounted shower. Heated towel rail. Wash hand basin and low level WC. UPVC double glazed window to the side aspect.

### **First Floor Landing**

Access to the first floor accommodation.

### **Bedroom One**

12'2 x 11'5

Window to the front aspect. Radiator. wardrobes with sliding mirror fronted doors providing storage. Access to an en suite shower room.

### **En Suite**

6'3 x 5'4

Fitted with a modern three piece white suite comprising a low-level WC with push button flush, wash hand basin with a new vanity storage unit and a large shower enclosure with sliding glazed shower door and mains shower fittings. Tiling to both the walls and floor. Radiator. Window to the side aspect

### **Bedroom Two**

11'2 x 8'6

Windows to the front aspect. Radiator. Fitted wardrobes with sliding mirror. Fronted doors, providing storage. Storage cupboard house and the immersion heater

### **Bedroom Three**

9'5 x 6'2

Window to the rear aspect. Radiator.

### **Bedroom Four**

7'5 x 6'9

Window to the rear aspect. Radiator.

### **Family Bathroom**

The bathroom is fitted with a coloured suite comprising a low-level WC, pedestal wash and basin and panelled bath with electric shower over. Part tiled to the walls. Tiled to the floor. Window to the rear

### **OUTSIDE**

To the rear of the property the garden is laid mainly to lawn with a blocked paved patio, mature outlook and fence to perimeter. Useful timber shed for storage. Pathway leading to the side gate and access to the front aspect. To the front of the property there is a tarmac driveway, providing off-road parking for a number of vehicles and a well maintained manicured lawned garden.



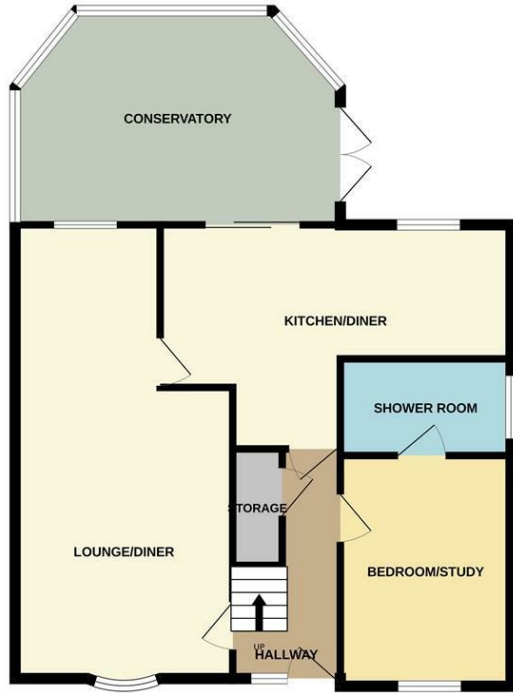
- Detached Property
- Four/Five Bedrooms
- Fifth bedroom to the ground floor
- Downstairs shower room
- Ensuite to Main bedroom
- Conservatory
- Off road parking
- Garden



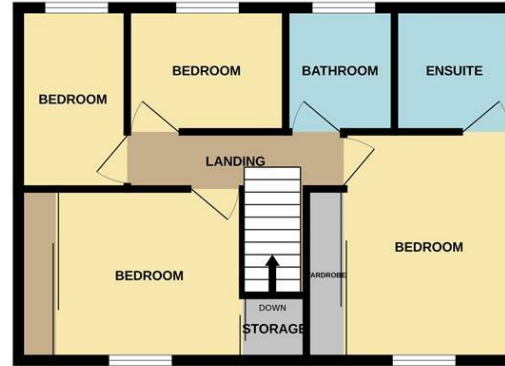
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2024



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

36-38 Alderley Road, Wilmslow, Cheshire, SK9 1JX

01625 532000

wilmslow@jordanfishwick.co.uk

www.jordanfishwick.co.uk