



jordan fishwick

16 Stanneylands Road, SK9 4ER
PCM £1,995 PCM

Stanneylands Road Wilmslow

£1,995 PCM



AVAILABLE NOW PART FURNISHED - VIEWING HIGHLY RECOMMENDED

This attractive three bedroom traditional detached family home must be viewed in order to fully appreciate this inviting contemporary home.

Being within easy reach of Wilmslow town centre, A34 and Manchester International Airport and with Styal Country Park only a short walk away this competitively priced spacious detached family home is sure to appeal

Entrance hallway, living room with feature fireplace and patio doors to decked area and fully enclosed rear garden, separate dining room, wonderful modern breakfast kitchen with centre island and granite work surfaces gas hob and electric oven, dishwasher and American style fridge freezer, utility room with washing machine and newly fitted Valiant boiler, spacious downstairs W.C with storage.

To the first floor good sized Stairs/Landing, main bedroom with modern en-suite 4 piece bathroom, bedroom two with en-suite shower room, a third small double bedroom and a family bathroom with shower over bath.

To the front there is a block paved driveway which provides off road parking for several vehicles and leads to the single detached garage with electric up and over door.

To the rear there is a sheltered sunny well tended fully enclosed garden which is mainly laid to lawn.

Contact Wilmslow 01625 536300 £1995.00pcm

Directions

From our Wilmslow office proceed in a northerly direction along Alderley Road to the first set of traffic lights. Keep to the right of Barclays Bank, and continue to the next set of traffic lights and across into Manchester Road. Continue down the hill and over the Bollin Valley roundabout, and at the next set of traffic lights, turn left at the Blue Bell BMW garage into Stanneylands Road, and the property will be found on the right hand side.

Storm Porch**Entrance Hallway**

Attractive wooden front door with stained glass inserts, stairs to first floor, radiator, security alarm panel, central heating thermostat, ceiling coving.

Living Room

19'0" x 11'10"

Hardwood double glazed windows to front, windows to rear, stone fire surround with inset gas fire, spotlights, radiator, door to rear garden.

Dining Room

13'2" x 10'3"

Hardwood double glazed window to front, wood effect flooring, radiator, ceiling coving.

Breakfast Kitchen

16'6" max x 15'0" max

Fitted with a range of base and wall units with granite work surfaces over, single sink unit, centre island with granite work surface and fitted units under and breakfast bar, double glazed window to rear, french style doors to rear garden, radiator, understairs storage cupboards, travertine tiled floor, recess for American style fridge freezer, fitted double oven and microwave, five ring gas hob with extractor over, integrated dishwasher, spotlights.

Utility Room

8'0" x 5'3"

Fitted with a range of base and wall units, single sink unit, recess and plumbing for washing machine, cupboard housing Worcester combi boiler, tiled floor, door to outside.

Cloakroom/W.C.

Travertine tiled floor, fitted modern storage cupboards, low level wc, pedestal wash hand basin, double glazed window to rear, heated towel rail.

Stairs/Landing

Double glazed window to rear, radiator, ceiling hatch, spotlights.

Master Bedroom

12'10" plus door recess x 11'11"

Double glazed window to front, spotlights, radiator. Door to en suite

En-Suite

Fitted double shower, modern fitted wash hand basin, low level wc, tiled floor and walls, double glazed window to rear, spotlights, fitted vanity unit.

Bedroom Two

12'5" x 12'3"

Double glazed window to front, ceiling coving, radiator, door to en suite.

En-Suite.

Corner fitted shower, low level wc, tiled floor and splashbacks, double glazed window to rear, fitted wash hand basin, heated towel rail, spotlights.

Bedroom Three

9'8" x 7'7"

Double glazed window to front, fitted storage cupboards, ceiling coving.

Family Bathroom

Fitted with a three piece suite comprising panelled bath with shower over, low level wc, pedestal wash hand basin, heated towel rail, double window to rear, tiled floor and splashbacks.

Outside**Gardens**

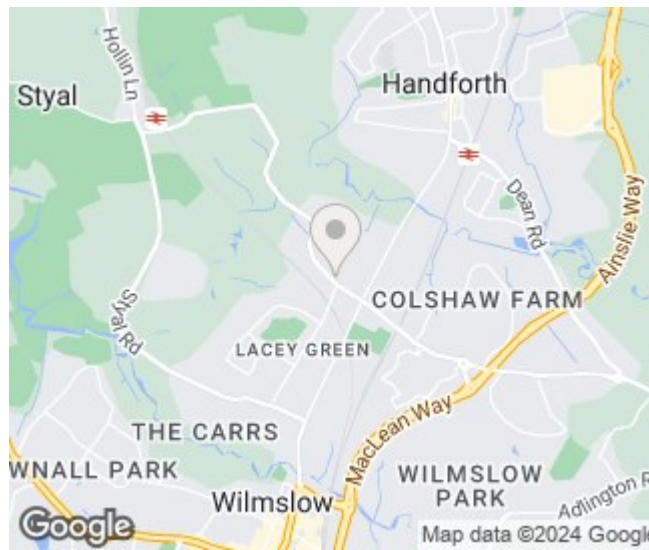
To the front there is a block paved driveway which provides off road parking for several vehicles. Whilst to the rear there is a well tended garden which is mainly laid to lawn


Garage

With up and over door.



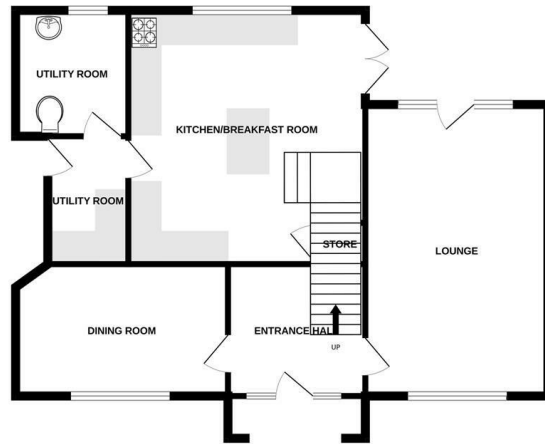
- DETACHED
- THREE BEDROOMS
- THREE BATHROOMS
- SUNNY ENCLOSED REAR GARDEN
- THREE RECEPTION ROOMS
- OFF ROAD PARKING FOR SEVERAL CARS
- COUNCIL TAX



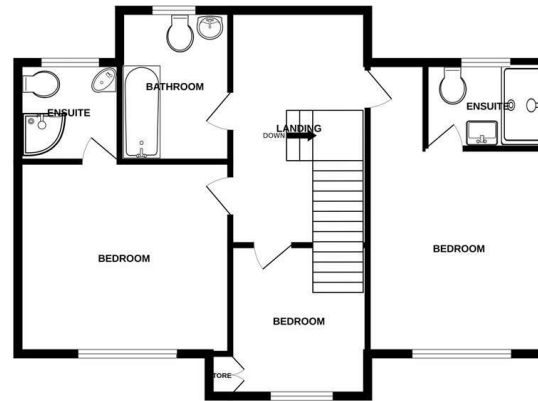
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR



1ST FLOOR



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