



*jordan fishwick*

79 Lindfield Estate South, SK9 5JD  
Guide Price £349,950

# Lindfield Estate South Wilmslow

Guide Price £349,950



Located on Lindfield Estate South this well presented three bedroom mid terrace property is situated within a popular south Wilmslow location being within walking distance to Wilmslow town centre. Wilmslow centre offers a wide range of amenities, which include a number of local shopping facilities, bars, restaurants, local leisure centre and with Wilmslow train station offering a direct service to London Euston and Manchester City centre the location caters for many different needs. Within a 10 minute drive away there are many additional amenities such as fitness centres, golf courses, Marks and Spencer and John Lewis. The property is well placed for easy access to the M56 for commuters to Manchester and the North West commercial centres and Manchester Airport is less than 20 minutes away. The property comprises in brief: a UPVC double glazed entrance door providing access to the internal entrance hallway. To the ground floor there is a spacious living room with modern Karndean flooring, a well proportioned kitchen diner which is fitted with a modern range of fitted kitchen units and a large pantry cupboard adding plenty of extra storage. There is an integrated oven, gas hob and stainless steel extractor hood and space for a large American style fridge freezer, washing machine and dishwasher. Within the kitchen, there is ample space for a dining room table and chairs set and access to the rear garden. The first floor accommodation comprises three bedrooms and a modern bathroom with stylish three-piece white suite and stunning tiled splashback. To the rear of the property the garden is enclosed and comprises a raised paved patio area ideal for alfresco dining with external garden display lighting and power supply. There is also a small lawned area and a useful timber shed for extra storage. To the front of the property, there is a pebbled driveway providing off road parking



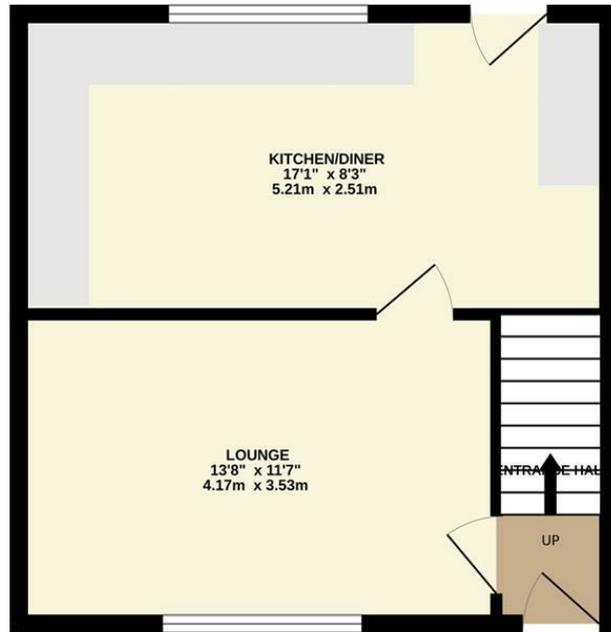
- Mid Terrace
- Three Bedrooms
- South Wilmslow location
- Close to local shops
- Spacious Living Room
- Well proportioned Kitchen
- Enclosed rear garden
- Off road parking



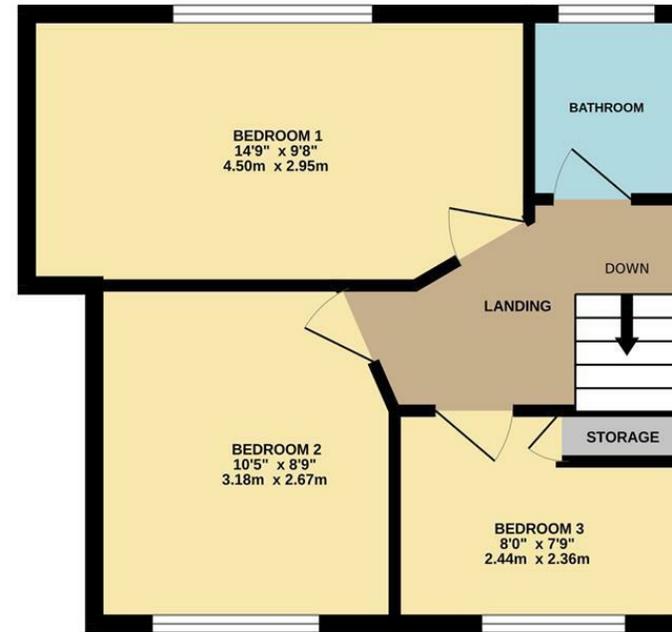
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>	<b>73</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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