

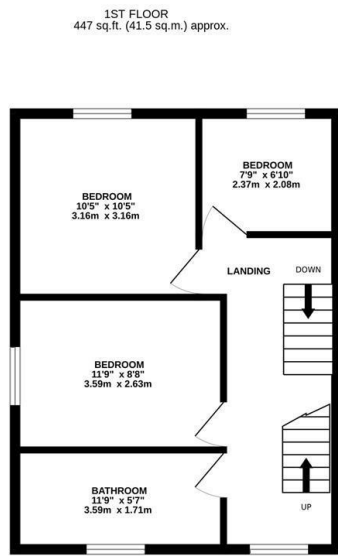
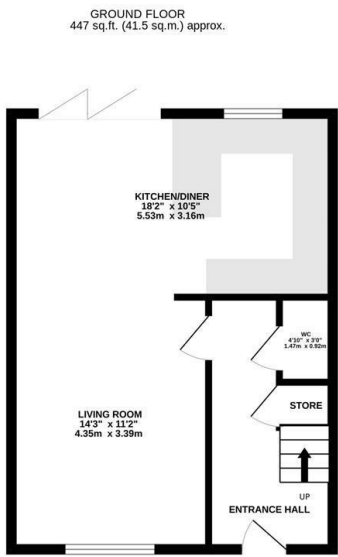


**jordan fishwick**

27 NEWLANDS DRIVE WILMSLOW SK9 6BT  
Guide Price £545,000

## 27 NEWLANDS DRIVE WILMSLOW SK9 6BT

FULLY MODERNISED AND EXTENDED WITH NO VENDOR CHAIN. A stunning and EXTENDED four bedroom rendered semi detached property, located off Gravel Lane in South Wilmslow. The property is a short drive away from Wilmslow town centre and Wilmslow train station which offers a direct service to London Euston and Manchester City Centre. The property is well placed for easy access to the M56 for commuters and Manchester Airport is less than 20 minutes away. There are a number of good local state schools and a wide choice of private schools within the area. Wilmslow offers many local amenities with a multitude of bars, restaurants and local shops. The property in brief comprises: an entrance hallway, downstairs W.C and understairs storage. There is a large lounge with oak flooring which opens into the kitchen diner. This kitchen diner spans the rear of the property offering a sociable and stylish open plan space and features a stunning white kitchen with quartz work surfaces. The kitchen has several integrated appliances which include a oven, electric hob, dishwasher, washing machine and fridge freezer. There is a set of bi-fold patio doors leading to the rear garden and the decked patio. To the first floor there are three bedrooms and a stylish bathroom and a further staircase to the loft conversion. The principle bedroom with this loft conversion is generously sized due to the large dormer roof to the rear aspect, which creates maximum internal space (16ft x 15ft). This amazing bedroom has access to a stylish ensuite shower room with "on trend" black sanitary ware. To the rear of the property the garden is enclosed being fenced to three sides. The garden is also laid mainly to lawn with a decked patio area. To the front of the property there is a pebbled driveway providing off-road parking and a feature tree.



TOTAL FLOOR AREA : 1180 sq.ft. (109.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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- No Chain
- Recently Extended and Refurbished
- Stylish and Stunning Fittings
- Open plan layout to ground floor
- Bi Fold doors
- Large principle Bedroom (loft)
- Ensuite
- Stunning bathroom
- Off road parking
- Excellent Garden space

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	83 87

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	