

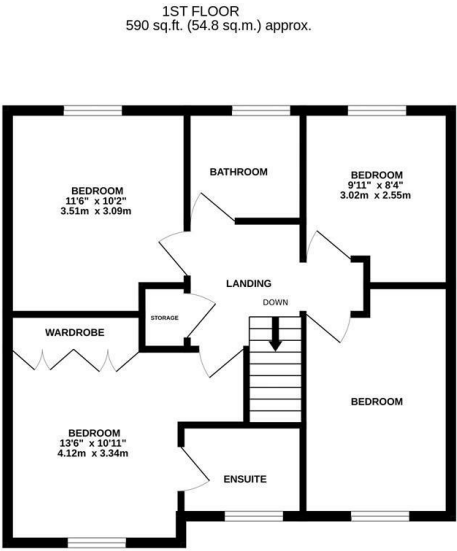
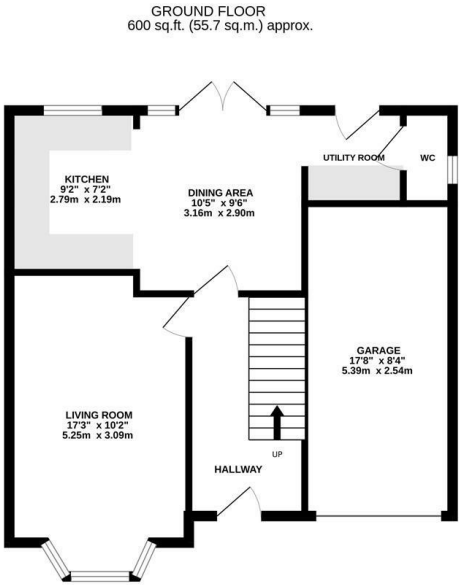


jordanfishwick

18 PRIMROSE WAY WILMSLOW SK9 4EF
Guide Price £599,950

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NO CHAIN> Southerly Aspect Garden. An immaculately presented executive four bedroom detached property situated on the quiet and leafy Stanneylands development constructed by David Wilson Homes. This impressive detached property is situated within a semi rural location being close to the Carrs Country Park, the River Bollin, Quarry Bank Mill and Styal golf club. Wilmslow town centre is a short drive away offering a wide choice of bars, restaurants and shopping facilities. The property offers light and spacious accommodation throughout and boasts multiple developer upgrades such as oak herringbone flooring, Quartz worktops and several more recent improvements by the current owner. These improvements include, a landscaped garden featuring a covered Pergola seating area, raised borders with timber sleepers, enhanced with feature garden lighting and an understairs pull out storage solution. In brief the property consists of a hallway with staircase with spindled balustrade to the first floor. The understairs pull out storage system offers a concealed place to hide lots of day to day items. There is a spacious bay fronted living room with oak herringbone flooring which continues throughout the ground floor. The open plan and sociable kitchen diner leads to the downstairs w.c via the utility room. This space offers access to the garden via the Upvc double glazed French doors and has been beautifully designed with quality fitted kitchen units and features several integrated appliances. The first floor consists of four double bedrooms, with the principal bedroom having a set of fitted wardrobes and luxury ensuite. The family bathroom is fitted with a quality white suite. The garage offers extra storage with the tarmac driveway providing off road parking. The rear garden accessed via two timber side gates has been enhanced, being landscaped and has a mature tree lined view to the rear.



TOTAL FLOOR AREA : 1189 sq.ft. (110.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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- Stunning Four Bedroom Detached
- Open Plan kitchen diner
- Principle Bedroom with ensuite
- Landscaped Rear Garden
- Garage and Off road parking
- Private rear aspect
- Four double bedrooms
- Upgraded fittings

Energy Efficiency Rating	
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

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
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