



**jordanfishwick**

39 BARFORD DRIVE WILMSLOW SK9 2GB  
Guide Price £369,950



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NO Chain. Located on Barford Drive this property is a short drive away from Wilmslow centre which 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. Internally the property comprises of a porch hallway entrance, generous sized living room with bay window to front aspect, ample sized dining space that follows onto an excellent sized conservatory space which offers access to the rear garden through UPVC double glazed French doors. The kitchen offers a stylish finish with roll top work surfaces and matching wall and base fitted units. To the first floor accommodation there is a modernised three piece bathroom suite, with tiled stylish splashback. The main bedroom to the front aspect has fitted wardrobe space and there are two further bedrooms to the rear offering great space for a family home. Externally the property has parking on the driveway and a well maintained rear garden space which is larger than average due to the plot and comer position with side access gate.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- POPULAR DEVELOPMENT
- THREE BEDROOMS
- CONSERVATORY
- OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- NO CHAIN
- MODERN BATHROOM AND KITCHEN

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		87
(81-91) B		
(69-80) C		70
(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 <sub>2</sub> ) Rating		
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A		87
(81-91) B		
(69-80) C		71
(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	