



jordan fishwick

9 Birchwood Drive, SK9 2RL
Guide Price £1,100,000



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Constructed by reputable local house builder, 'Jones Homes' this extended and spacious four bedroom executive detached property is located on the highly popular Summerfields development in Wilmslow. The property is in close proximity of the Bollin Valley and Wilmslow town Centre which offers a variety of local amenities and a train station which offers a direct link to Manchester city Centre and London Euston. The property offers spacious family accommodation throughout and occupies a generous plot which enjoys a private and quiet southerly aspect. Internally the property itself comprises of a reception hallway, cloakroom with WC, a light and airy living room with front and rear aspects and a feature fireplace. There is a separate dining room/home office with views to the rear garden and an extended open plan and highly sociable kitchen diner with family area. Within this open plan space the kitchen is fitted with a quality range of painted, matching base and eyelevel units with a matching central island unit which offers an additional food preparation surface and storage. There is ample space for a dining room table and chair set and space for a living room furniture with sliding patio doors leading out onto the stunning rear garden. A separate utility room provides a practical and useful addition and leads to the integral double garage. The double garage provides ample space to park a car securely and boasts an electric up and over door. Located on the first floor there is a large landing with window to the front aspect and a double airing cupboard. The principal bedroom is generously proportioned and features an ensuite which is fitted to a high standard. This bedroom has a set of fitted wardrobes and a separate dressing area/room which in turn is fitted with matching fitted furniture units, dressing table and wardrobes. The remaining bedrooms all benefit from fitted wardrobes whilst bedroom two also benefits from a ensuite shower room, and the family bathroom is fitted with a tasteful and stylish white bathroom suite. Externally the sweeping driveway provides parking for several vehicles and leads to the integral double garage with its electric up and over door. The front garden is laid mainly to lawn and is well manicured. To the rear the well-proportioned garden is laid to lawn with mature borders and there is an impressive landscaped patio all of which have a high degree of privacy.



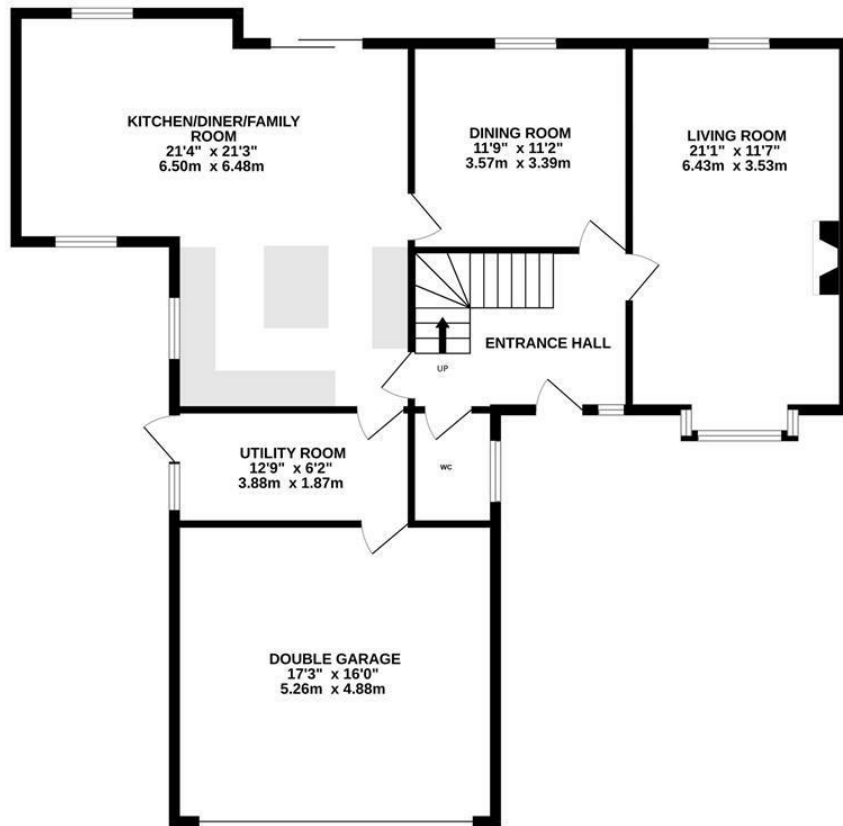
- Executive Detached Property
 - Extended
 - Stunning Garden
- Double Integral Garage
- Four Double Bedrooms
 - Two Ensuities
 - Dressing Room
 - Utility Room
- Open Plan Kitchen Diner



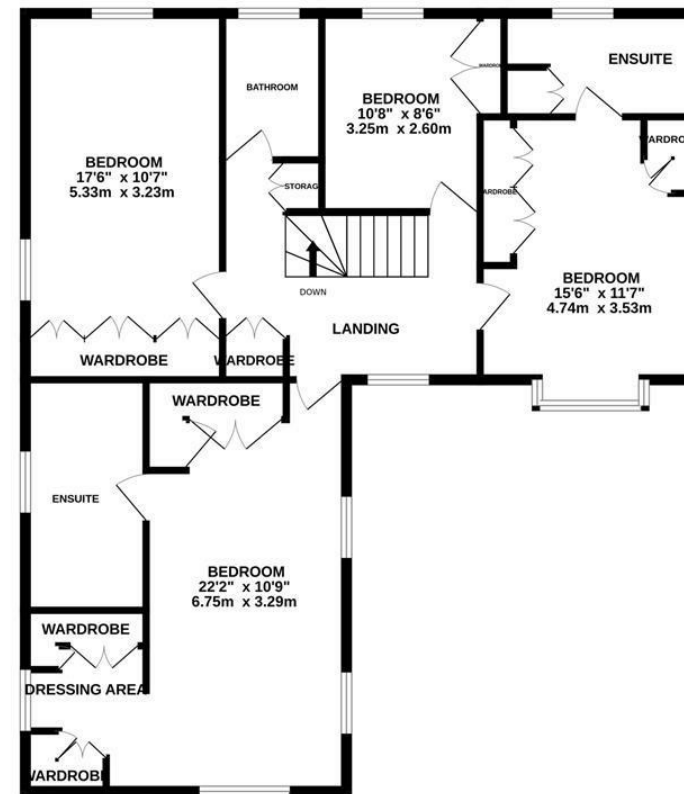
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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