



*jordan fishwick*

31 Alveston Drive, Wilmslow, SK9 2GA  
Guide Price £585,000



## Alveston Drive Cheshire SK9 2GA

Guide Price £585,000



**NO CHAIN.** This stunning four bedroom, three bathroom detached property is situated within the extremely popular 'Villas' development. The property is conveniently situated within easy reach of Wilmslow town centre with its excellent range of shops and general services, restaurants and wine bars. For the commuter, Wilmslow railway station is on the main line to London Euston and also provides a regular commuter service to Manchester and surrounding districts. Access to the North West motorway network is within a short drive as is Manchester International Airport. The A34 Wilmslow by-pass is within easy reach and provides access to the superstores at Handforth Dean and Cheadle Royal and there on to the business centres of Manchester and Stockport. Wilmslow leisure centre caters for many sporting activities and there are also a number of private sporting clubs in the surrounding area. In brief the property comprises: an entrance hallway, downstairs wc, bay fronted living room, large kitchen diner with stylish kitchen with integrated appliances and Upvc double glazed French doors to the garden. To the first floor there is a master bedroom with ensuite shower room, two further double bedrooms one of which has a large ensuite shower room and fitted bedroom furniture. To complete the accommodation there is a fourth bedroom and a modern family bathroom. The single integral garage offers versatile storage and has a utility area with space for a washing machine. To the rear there is a well-tended garden which is mainly laid to lawn with Indian stone paved patio area offering an ideal entertaining space. Internal viewing essential. NB: As per the Estate Agents Act of 1979 please be informed that the vendor for this property is a partner for Jordan Fishwick Estate Agents LLP.



- Detached Property
- Four Bedrooms
- Two Ensuities
- Modern and Stylish
- Southerly Aspect to Rear
- Popular 'Villas' Location
- No Chain



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>71</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  
702 sq.ft. (65.2 sq.m.) approx.



1ST FLOOR  
628 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 1330 sq.ft. (123.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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