

# FAIRBOURNE AVENUE

WILMSLOW



Andrew J Nowell  
& Company

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## 21 FAIRBOURNE AVENUE, WILMSLOW, CHESHIRE, SK9 6JQ

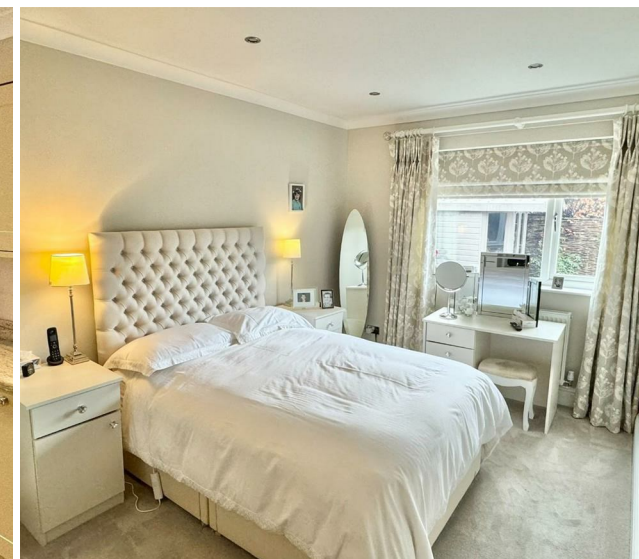


- Immaculately presented, refurbished and re-modelled accommodation
- Quiet cul-de-sac location in south Wilmslow
- Landscaped gardens to front and rear
- Freehold
- Three bedrooms and two bathrooms (one en-suite)
- Block paved drive, garage and EV car charger
- EPC rating – C
- Council Tax Band - E

An immaculately presented, refurbished and re-modelled three-bedroom two bathroom (one en-suite) detached true bungalow built of attractive 'Cheshire Brick' elevations.

There is a covered storm porch to the front and the accommodation includes a spacious bright entrance hall, good sized living room (with an inset living flame gas fire and a limestone hearth and surround), dining kitchen (re-fitted with modern Shaker style units with Quartz work surfaces. Integrated Neff and Bosch appliances that include an electric oven and grill, induction hob, extractor hood, dishwasher, fridge and freezer. There is LED downlighting and French doors open to the rear garden), utility/laundry room (with modern fitted cupboards, drying/hanging space, space and plumbing for washing machine, tumble dryer and under counter fridge), main bedroom with dressing room (fitted with open shelving and hanging rails) and an en-suite wet room (Tiled floor and walls. Fitted with modern Duravit white sanitary ware and a walk-in wet shower with glass screen and thermostatic shower fittings. LED downlighters and a vanity wall mirror with light), two further bedrooms (both with fitted wardrobes) and a luxurious main bathroom (fitted with modern Duravit white sanitary ware which includes a bath. Tiled floor and walls. Walk in wet shower area with glass screen and thermostatic shower fittings. Ladder radiator, vanity wall mirror with light).

Double glazed, gas fired central heating (run by radiators and a Gloworm combination boiler) and there is a security alarm installed. There is a garden shed to the rear.







EPC grade: To be confirmed

Heating: Gas (radiators)

Mains: Gas, electric, water

Flood Risk\*: Very low risk of flooding from surface water & from rivers & seas.

Broadband\*\*: Standard Broadband available at the property.

Mobile Coverage\*\*: Mobile coverage with all main providers (EE, Three, O2, Vodafone).

Parking: Off road parking to the front of the property. EV charger (owned).

Rights of Way & Restrictive Covenants: To be confirmed

Accessibility: The kerb has been dropped to the front of the property.

Tenure: Freehold

\* Information provided by GOV.UK

\*\*Information provided by Ofcom checker

The information isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase

### The Grounds & Gardens

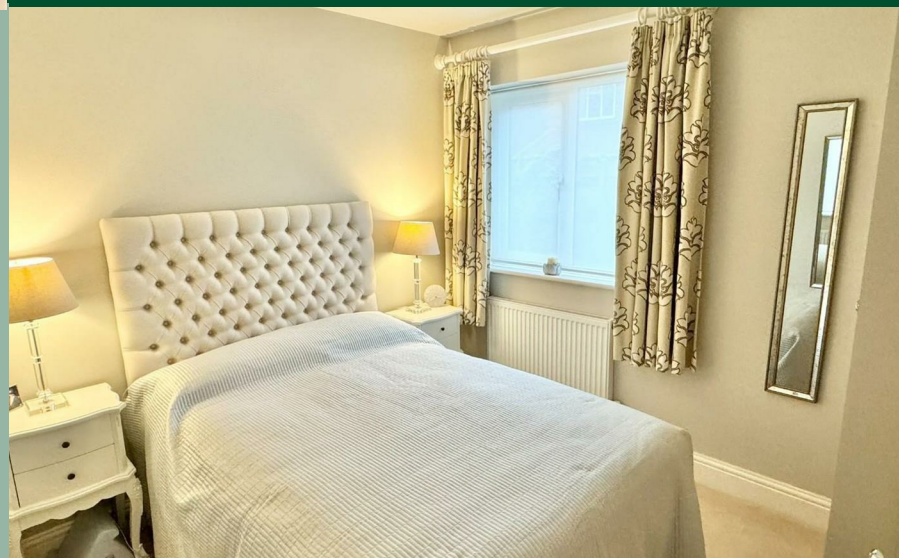
A large block paved driveway to the front provides off road parking for several cars and leads to an attached garage. There is a fitted EV car charger. There are attractive and landscaped private gardens to the front and rear.

### The Location

Situated in a quiet cul-de-sac location off Knutsford Road. Conveniently positioned in south Wilmslow within walking distance of the town centre. Wilmslow is an affluent town located in Cheshire and is one of the most sought after places to live in the UK after central London. Just 11 miles south of Manchester City Centre, Wilmslow has a population of approximately 30,326, lying between affluent Alderley Edge and Handforth, where approximately another 8,000 people reside.

### Important Information

Council Tax Band: E



GROUND FLOOR  
1428 sq.ft. (132.6 sq.m.) approx.



TOTAL FLOOR AREA: 1428 sq.ft. (132.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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