



*jordan fishwick*

14 Poppy Road, SK9 4FZ  
Guide Price £545,000



## Poppy Road Wilmslow SK9 4FZ

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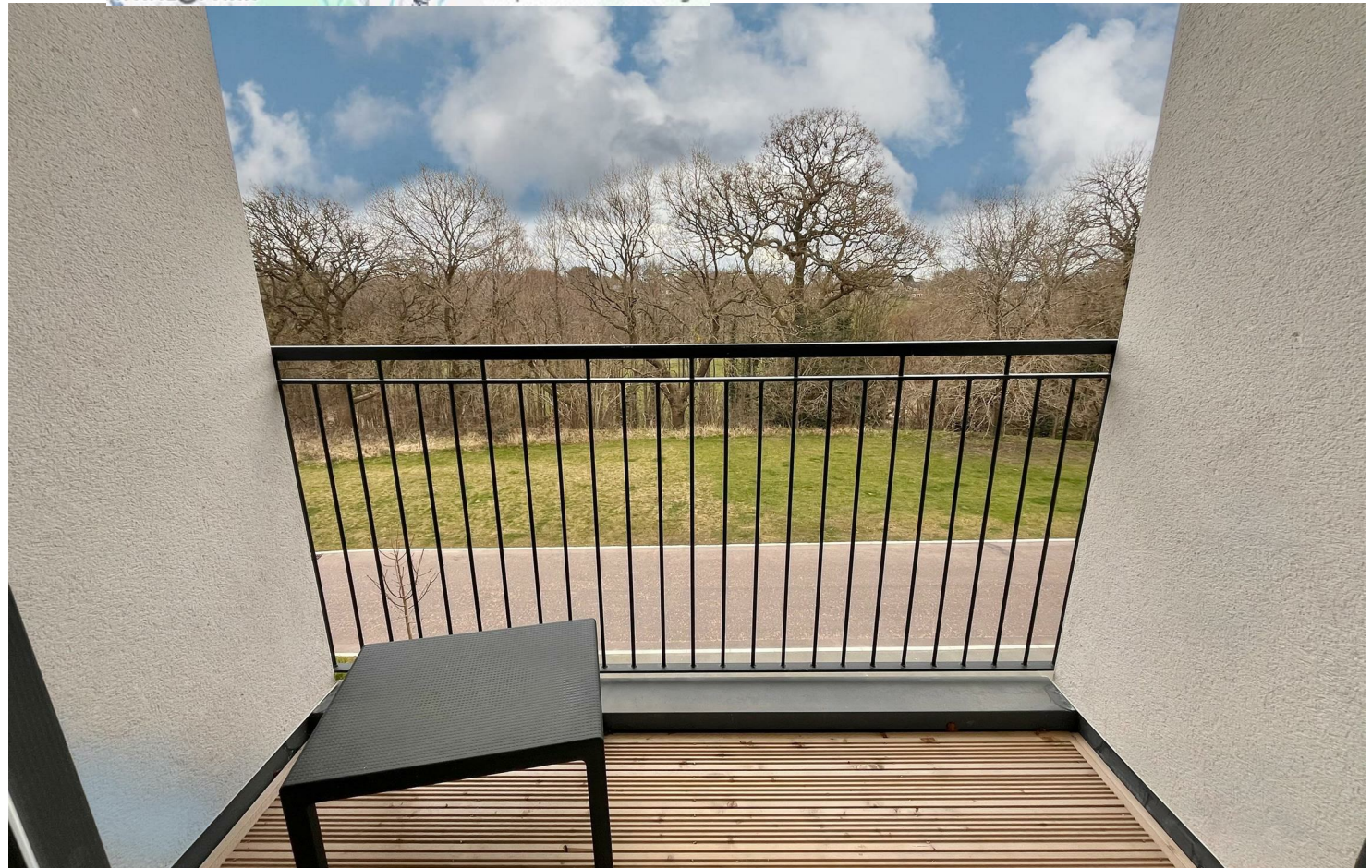
An immaculately presented executive Five Bedroom End Town House situated on the quiet and leafy Stanneylands development constructed by David Wilson Homes. This impressive property is situated within a semi rural location being close to the Carrs Country Park, the River Bollin, Quarry Bank Mill and Styal golf club. Wilmslow town centre is a short drive away offering a wide choice of bars, restaurants and shopping facilities. The property has an open aspect to the front with tree lined and undisturbed countryside views, which can be appreciated from the property's balconies. In brief the property opens into a spacious hallway with access to the integral garage. The hallway leads into the impressive contemporary kitchen diner, with integrated appliances and french doors to the rear of the kitchen that open out to a lawned garden. There is also a downstairs cloakroom and understairs storage to the ground floor. On the first floor there is a spacious living room which opens up onto a Juliet balcony and has a feature fireplace. A double bedroom and the family bathroom with a shower over the bath complete the first floor accommodation. On the top floor there is the impressive principal bedroom suite, complete with en suite shower room and balcony. Directly next to the principal bedroom is a third double bedroom fitted with a skylight and electric blind. The top floor also has two other bedrooms. Externally to the rear of the property is the enclosed rear garden with paved patio area and lawn. To the front of the property, there is a tarmac driveway offering off road parking.



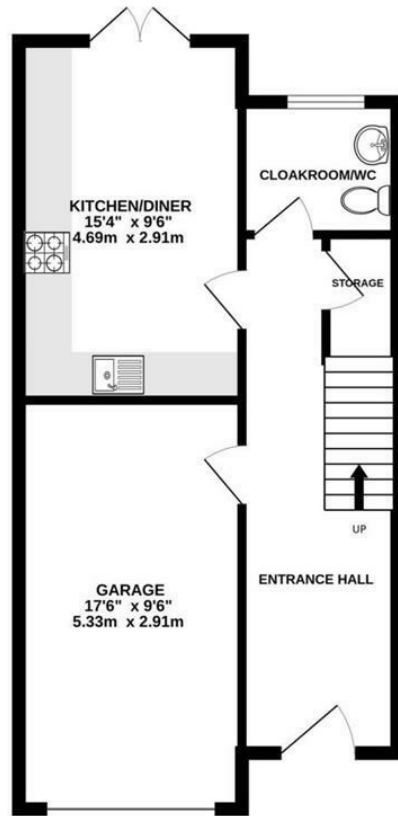
- Five Bedroom Modern Town House
- Desirable Location
- Contemporary Kitchen Diner
- Spacious Living Room with Juliet Balcony
- Open Aspect View
- Off Road Parking
- Principle Bedroom Suite
- Juliet Balcony
- UPVC French Doors



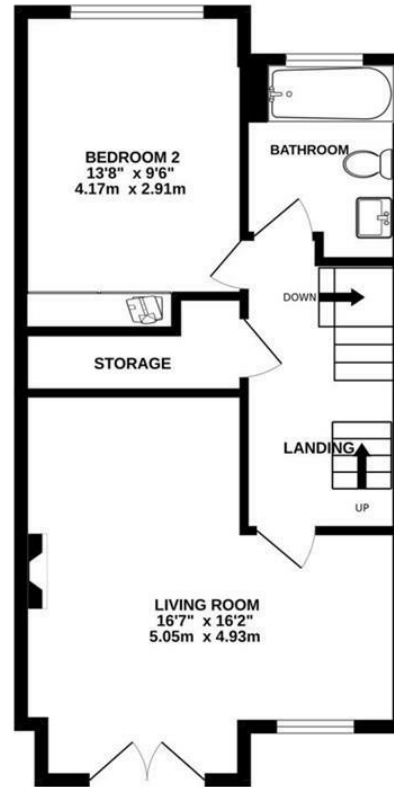
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



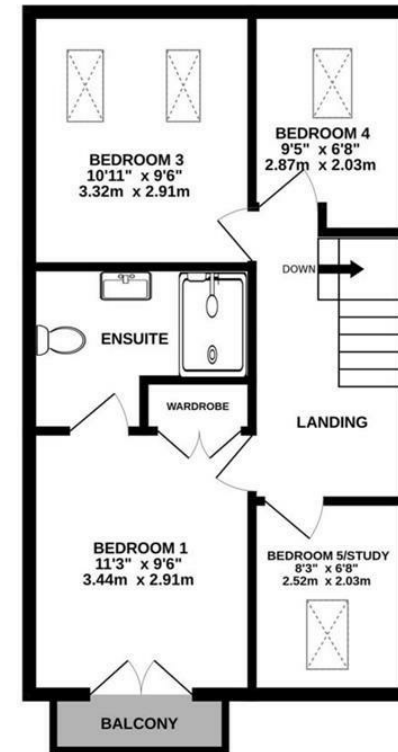
GROUND FLOOR  
499 sq.ft. (46.3 sq.m.) approx.



1ST FLOOR  
496 sq.ft. (46.1 sq.m.) approx.



2ND FLOOR  
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 1468 sq.ft. (136.4 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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