



*jordan fishwick*

8 Birchwood Drive, SK9 2RL  
Guide Price £749,950

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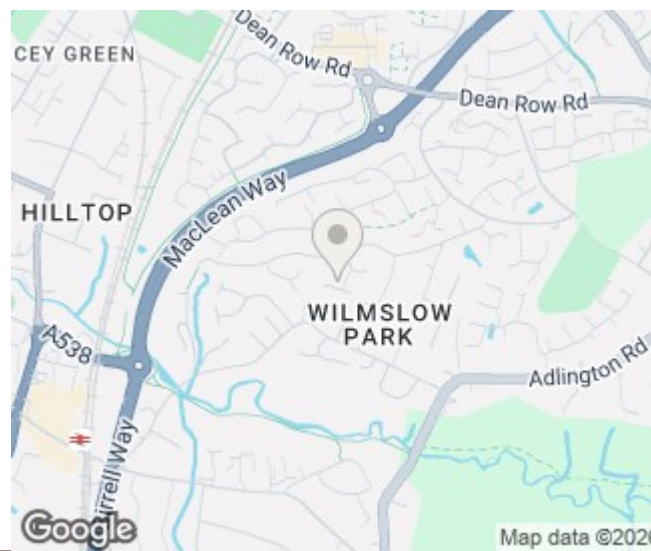



Constructed by reputable local house builder Jones Homes this spacious, executive detached Four/Five bedroom property is located on the ever popular Summerfields development in Wilmslow, occupying a corner position and benefiting from a converted double garage. The property is within close proximity of the Bollin Valley and Wilmslow town centre, which offers a variety of local amenities and a train station offering direct links to Manchester City Centre and London Euston. The property offers spacious family accommodation and enjoys a private and mature rear garden. Being positioned on a popular cul-de-sac this attractive Cheshire brick detached property comprises in brief: an internal entrance hallway providing access to a well-proportioned living room with feature fireplace. There is a spacious and stylish open plan kitchen diner boasting a modern and contemporary fitted two toned quality kitchen. Fitted with several quality integrated appliances the kitchen benefits from a double oven with separate warming drawer, integrated dishwasher and 'Quooker' hot tap. A set of UPVC double glazed patio doors provide views and access to the rear garden and a further internal door provides access to a useful second reception room, currently a home office. A utility room provides access to the downstairs WC and is fitted with base and eye level storage units having space for a washing machine and tumble dryer. Furthermore, to the ground floor there is a converted double garage which provides further versatile living space, currently split into a living room, additional bedroom (bedroom five) and storage room. Located on the first floor the landing provides access to four bedrooms and a stylish family bathroom. The principal bedroom benefits from a modern ensuite shower room. Externally to the front of the property there is a driveway providing off-road parking for several vehicles, a well maintained lawned front area.

The rear garden is enclosed and private being laid mainly to lawn, with a blocked paved patio, timber shed and an external water supply.



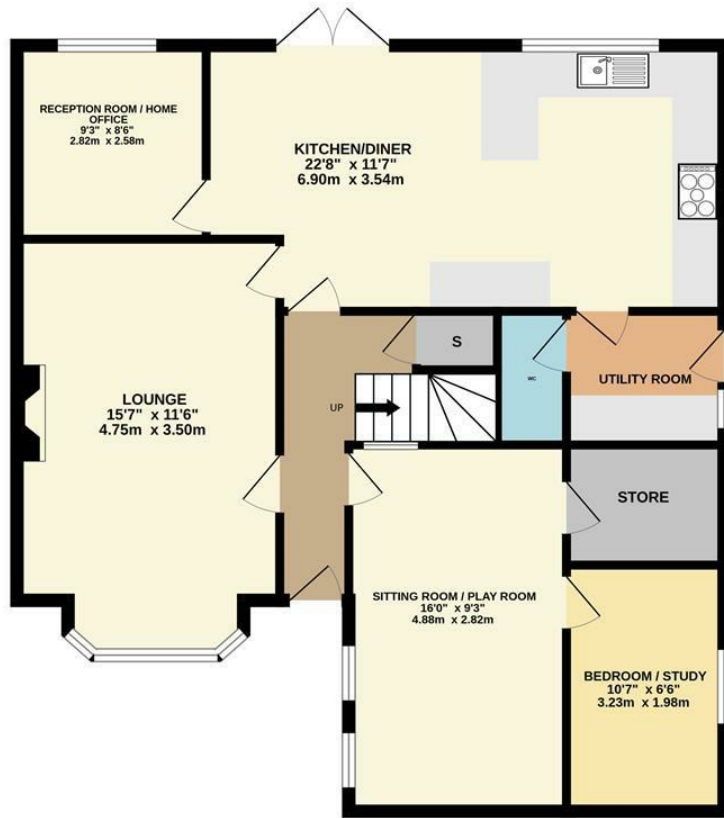
- Executive Detached Property
- Four Bedrooms
- Corner Position
- Converted Garage
- Modern Ensuite and family Bathroom
- Off road parking
- Private rear garden
- Stylish open plan kitchen diner
- Popular Location



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>73</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



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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