



Mainwaring Drive | | Wilmslow | SK9 2QU

Guide price £375,000



SHEPPARD & CO

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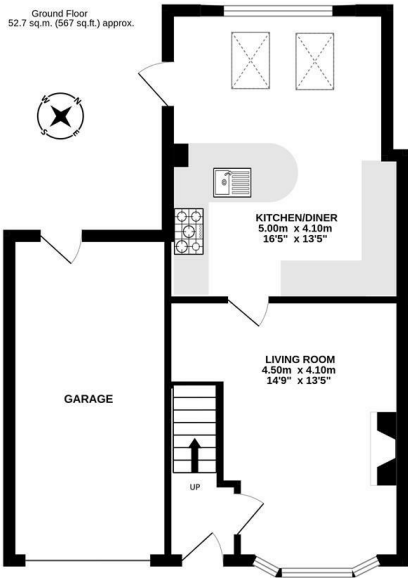
- Immaculately presented link detached home
- Popular Summerfields development
- Thoughtfully extended accommodation
- Open plan kitchen and dining space
- Two well proportioned double bedrooms
- Modern family bathroom
- Tandem garage and driveway parking
- Private, low maintenance rear garden
- Walking distance to shops and transport links
- Easy access to Wilmslow train station

Immaculately presented and thoughtfully extended, this two-bedroom link-detached home occupies a sought-after position within the desirable Summerfields development and offers beautifully balanced accommodation ideal for modern living.

The accommodation in brief comprises a welcoming entrance hall, a comfortable living room and a stunning open-plan kitchen and dining space which opens directly onto the rear garden, creating an excellent hub for everyday living and entertaining. To the first floor there are two well-proportioned double bedrooms served by a contemporary family bathroom.

Externally, the property benefits from off-road parking for two vehicles along with a generous tandem garage. To the rear is a private, enclosed and low-maintenance garden, perfect for relaxing or entertaining enjoying a sunny aspect.

Ideally located within walking distance of local shops and excellent commuter links, including Wilmslow train station, this superb home is presented to a high standard throughout and viewing is highly recommended.



TOTAL FLOOR AREA : 80.9 sq.m. (871 sq.ft.) 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	78
England & Wales	EU Directive 2002/91/EC	

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