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12 Bridgefield Avenue  
Wilmslow SK9 2JS  
Offers In The Region Of £620,000





# 12 Bridgefield Avenue

## Wilmslow SK9 2JS

Offers In The Region Of  
£620,000

Beautifully-presented to exacting standards throughout, this attractive traditional residence boasts a highly sought-after address and provides stunning, spacious accommodation which is certain to impress.

A storm porch leads to a wide reception hallway with cloaks cupboard. To the front of the house is a dining/sitting room with large bay window and feature gas 'log burner' style fire with remote control. To the rear is a superb sitting room, also with feature fireplace. French doors lead out to the garden. The kitchen has been re-modelled and fitted with contemporary German Bauformat units with quartz worktops, premium integrated appliances and a Quooker instant boiling water tap. A deep walk-in pantry provides additional storage space.

A turning staircase rises to the wide landing, with large feature window with coloured glass. The two double bedrooms are of excellent proportions, both have been fitted with 'Sliderobes' which provide generous storage space. The third bedroom is a good size and it overlooks the garden. A superb recently-refurbished luxury family bathroom features a Heritage free-standing bath with fitted bathroom furniture. The property also benefits from a Shower Room with enclosure, WC and Laura Ashley washstand with marble top.

The loft space is part-boarded, with comprehensive insulation. The house also benefits from cavity wall insulation.

The house stands behind a block-paved driveway with gates leading on to a detached garage. The enclosed landscaped rear garden enjoys a southerly aspect. A seating area leads to a central lawn. Raised beds and slate-covered sections, established borders, a fish pond and a summer house completes this attractive private garden.

An internal inspection is essential in order to fully appreciate this immaculate home.



- Gas Central Heating
- PVCU Double Glazing
- Two Reception Rooms
- Refitted Kitchen
- Three Bedrooms
- Luxury Family Bathroom
- Modern Shower Room/WC
- Driveway & Garage
- Attractive Gardens

Covered Entrance Porch

Reception Hallway  
14'3" max x 10'7" max  
With two storage cupboards.

Living Room  
15'0" x 12'0"

Dining/Sitting Room  
15'7" into bay x 12'0"

Kitchen  
11'3" x 10'5"

Pantry  
5'10" x 3'0"

First Floor Landing

Bedroom One  
15'0" x 9'9" to fitted wardrobes

Bedroom Two  
15'7" max into bay x 13'3" max  
Fitted wardrobe units.

Bedroom Three  
11'5" max x 10'6" max  
(L-shaped)

Family Bathroom/WC  
6'0" x 10'5"

Shower Room/WC  
7'0" x 6'2" max

External Store/Boiler Room

Detached Garage  
19'7" x 9'3"

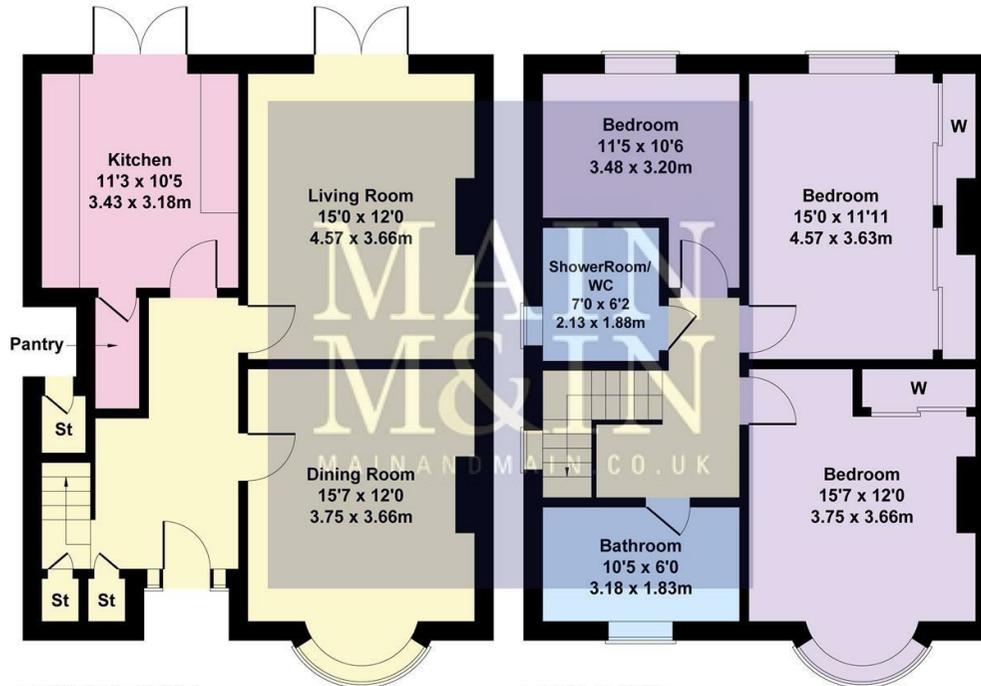
Externally  
Block paved driveway providing off road parking space.  
Double gates to the side, leading on to the garage.  
Enclosed rear garden with summer house.

Tenure: Freehold  
Council Tax: Cheshire East E



### Bridgefield Avenue

Approximate Gross Internal Area  
1306 sq ft - 121 sq m



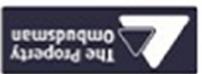
GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024  
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To view this property call Main & Main on 0161 437 1338



Company Registration No. S615498

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Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Tenure - To be confirmed with a solicitor at point of sale.

Working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their

and is subject to terms and conditions.

Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A	(92 plus) A	(92 plus) A	(92 plus) A
(81-91) B	(81-91) B	(81-91) B	(81-91) B
(69-80) C	(69-80) C	(69-80) C	(69-80) C
(55-68) D	(55-68) D	(55-68) D	(55-68) D
(39-54) E	(39-54) E	(39-54) E	(39-54) E
(21-38) F	(21-38) F	(21-38) F	(21-38) F
(1-20) G	(1-20) G	(1-20) G	(1-20) G
Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions	Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions
Current	Current	Current	Current
82	66		

