



jordan fishwick

5 Riflemans Close, SK9 6DU
60% Shared ownership £252,000



Located within the highly popular area of south Wilmslow, is this modern three bedroom semi detached property on Rifleman's Close. The property comprises of a blocked paved driveway providing off road parking for two vehicles. Internally, the property consists of a entrance hallway with access to the downstairs WC, modern kitchen and an open plan living and dining space to the rear of the property. The ground floor WC consists of a modern two piece white suite. The kitchen is fitted with a modern matching range of white, wall and base units with complementary work surfaces. There is space for several appliances and an integrated oven, gas hob and extractor hood. The large living and dining space features a set of UPVC double glazed French patio doors which lead to the rear garden. Located on the first floor there are three bedrooms, with the principal bedroom featuring a large walk-in fitted wardrobe and additional storage cupboard. There is a modern fitted three piece white bathroom suite with stylish tiled splashbacks. Externally to the rear of the property, there is a garden which benefits from a small patio area and a further raised timber decked terrace with views over a leafy and open aspect. The garden is also lawned with timber fencing and a side gate providing access to the front of the property. The property is offered to the market as part of a Shared Ownership Scheme (further details available). There is a 60/40 split with the rent to pay on the 40% (current rent on the share is £418.44pcm). There is an option to purchase the full 100% share from ReSI Homes. The property has been independently valued by a RICS Surveyor.

Rifleman's Close Wilmslow SK9 6DU

60% Shared ownership
£252,000





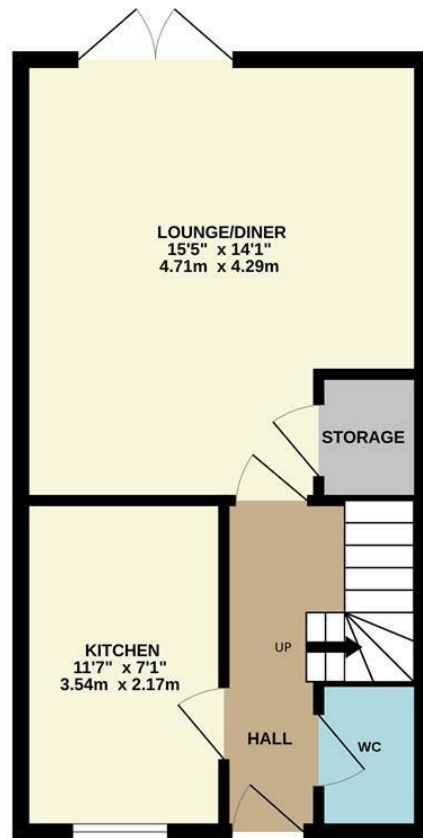
- Shared Ownership 60-40%
- Rent to pay on the 40%
- Stunning Modern Semi
- Three bedrooms
- South Wilmslow location
- Off Road Parking
- Open rear aspect
- Landscaped Garden



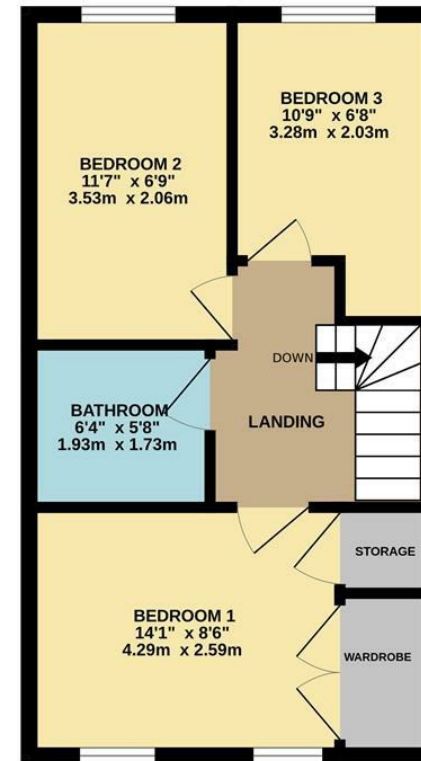
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR
365 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA: 746 sq.ft. (69.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix 52026



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

36-38 Alderley Road, Wilmslow SK91JX
01625 532000

wilmslow@jordanfishwick.co.uk
www.jordanfishwick.co.uk