



jordan fishwick

9 The Circuit, SK9 6DA
Guide Price £495,000



The Circuit Wilmslow SK9 6DA

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Located on The Circuit in the ever popular South Wilmslow, this stunning and extended mid terrace property has been beautifully decorated and features a multitude of character throughout. Additionally boasting a spacious 4 m x 4 m garden room/home office the property caters for a variety of needs and offers excellent versatility. In brief accommodation comprises an entrance hallway with staircase leading to the first floor accommodation. The ground floor accommodation consists of a well proportioned living room with period feature fireplace, bay window and oak hardwood flooring. The spacious, open plan and extended kitchen diner to the rear comprises of a modern fitted kitchen with quality paintable frontages enabling the homeowner to change the pallet with trends. Traditional style contemporary column radiator, ceramic tile flooring throughout and ample space for a kitchen dining table and chair set. There is a large Velux ceiling skylight to the extension providing a natural source of light and a set of bifolding patio doors which lead to the rear garden. There is a ground floor W.C that offers a stylish white suite with black sanitary ware. Located on the first floor there are three bedrooms and a modern family bathroom. The bathroom comprises of a stylish three-piece white bathroom suite and pattered tiled flooring. Externally to the rear of the property there is a large enclosed garden which is laid mainly to lawn with perimeter hedging and fencing with external feature lighting. There is an Indian stone paved patio for alfresco dining, stylish landscape pebbled area and the stunning external garden room/studio which benefits from lighting, power, and is insulated offering an all year-round use with bifold patio doors looking back towards the home. Behind the garden room there is a further space and a timber shed offering further storage. A pebbled driveway offering off road parking completes this stunning home.





- Stunning Mid Terrace
- Three Bedrooms
- South Wilmslow Location
- Amazing Garden Room/ Studio
- Substantial Landscaped Garden
- Extended Kitchen Diner
- Period Features
- Off Road Parkin



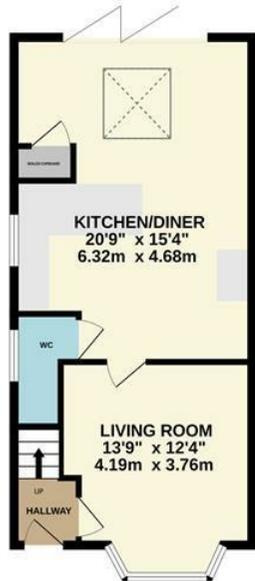
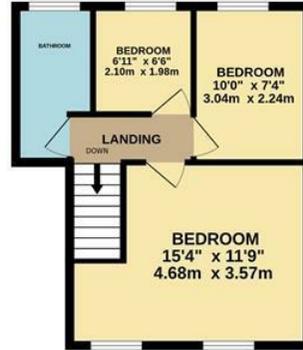
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



GROUND FLOOR
692 sq.ft. (64.3 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 1060 sq.ft. (98.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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