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SALE

Rooftops

Sales Letting & Management



Barford Drive, Wilmslow, SK9

*** NO Chain ***

Close to local amenities

Cul de Sac position

Newly Renovated

Driveway parking

Energy Efficiency Rating D

SUPERBLY REFURBISHED TO AN OUTSTANDING STANDARD THROUGHOUT!! This three bedroom semi detached property has been renovated to a high standard throughout and is located on the popular Villas estate in Wilmslow. Fantastic location just a short stroll to the local shops and amenities, easy access to the A34 bypass, motorway links and Manchester International Airport. Comprising; entrance vestibule, bright and airy lounge with double glazed window and large picture window, open plan kitchen diner with integrated appliances to include, oven, hob, fridge freezer and washing machine. First floor; two double bedroom, single bedroom with over stairs storage, family bathroom with shower over the bath. Enclosed rear garden and driveway parking. Energy Efficiency Rating D. Council Tax Band D. PF.

Asking Price

£399,950

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Vestibule

1.61m (5' 3") x 1.13m (3' 8")

Composite door with glass panes and chrome door furniture, carpet flooring, central ceiling light, radiator.

Lounge

4.10m (13' 5") x 4.29m (14' 1")

Wooden door, light wood herring bone flooring, double glazed bay window to the front elevation, double glazed picture window to the rear elevation, central ceiling light, ladder radiator, under stairs storage, power points.

Kitchen Diner

3.16m (10' 4") x 4.30m (14' 1")

Wooden door, double glazed bay window to the front elevation, double glazed window and door to the rear elevation, light wood herring bone flooring, inset spot lights, a range of wall and base units with white work surfaces over, dark chrome sink and mixer tap, integrated induction hob, oven, fridge freezer and washing machine, ladder radiator, power points.

Stairs and Landing

Wooden banisters and balustrade, carpet flooring, double glazed window to the rear elevation, central ceiling light, power points.

Bedroom One

4.21m (13' 10") x 2.48m (8' 2")

Wooden door, double glazed window to the front elevation, carpet flooring, central ceiling light, radiator, power points.

Bedroom Two

3.03m (9' 11") x 2.49m (8' 2")

Wooden door, double glazed window to the rear elevation, carpet flooring, central ceiling light, radiator, power points.

Bedroom Three

2.42m (7' 11") x 1.74m (5' 9")

Wooden door, double glazed window to the rear elevation, carpet flooring, central ceiling light, radiator, over stairs storage, power points.

Bathroom

5'5" (1m 65cm) x 5'3" (1m 60cm)

Wooden door, double glazed window to the rear elevation, inset spot lights, paneled walls and flooring, bath with shower over, pedestal wash hand basin, low level WC, ladder radiator, extractor fan.

Floorplans



Outside Space

To the front of the property there is a small grassed area and driveway parking for two cars. To the rear there is an enclosed rear garden mainly laid to lawn, small patio area and mature bushes and planting.

Disclaimer

Rooftops Estate Agents give notice that these particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract - intending purchasers should not rely on them as a statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Rooftops Estate Agents has the authority to make or give representations or warranty in relation to the property.

Disclaimer.

We are not qualified to confirm that power points, showers, central heating systems, open fires/log burner's, gas and electrical equipment are in working order and we would advise prospective purchasers to satisfy themselves on these points prior to exchange of contracts.