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SALE

Rooftops

Sales Letting & Management



Park Road, Wilmslow, SK9

*** NO CHAIN ***

Period cottage

Private garden

Sought after location

Extended at the rear

Energy Efficiency Rating D

CONVENIENTLY LOCATED AND NO CHAIN!! Easy access to Wilmslow town centre, the main line train station, schools, local amenities and the Carrs Park. This pretty period terrace house property has a double storey extension and is considerably larger than other houses on this side of the street, with a private enclosed rear garden and is located in a quiet, popular area of Wilmslow, with country walks to Styal County park and back and conveniently located for Manchester International Airport. Comprising; porch entrance to lounge with an original brick fireplace, dining kitchen with gas hob, electric oven, fridge freezer and washer dryer. First floor; large and airy double bedroom, mid sized second bedroom, family bathroom with a separate shower cubicle. Enclosed patio garden. Energy Efficiency Rating D. Council Tax Band D. PF.

Asking Price

£325,000

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Entrance porch

Wooden door painted black, original brick walls, two windows to the front and side elevations, tiled flooring, central ceiling light.

Lounge

13'7" (4m 14cm) x 12'6" (3m 81cm)

Wooden door painted black, double glazed uPVC window to the front elevation, original brick fireplace and surround, central ceiling light and wall lights, wooden flooring, radiator, alarm panel and sensor, power points, TV aerial point.

Kitchen diner

14'10" (4m 52cm) x 13'7" (4m 14cm)

Wooden door painted white, double glazed uPVC window to the rear elevation, range of wall and base unites with marble effect work surfaces over, chrome sink and drainer, gas hob, electric oven, dishwasher, fridge/freezer, inset spot lights and a ceiling light, walls part tiled part paint, tiled flooring, radiator, power points.

Storage cupboard

Wooden door painted white, central ceiling light, washing machine.

Stairs and Landing

Wooden banisters and balustrades, carpet flooring, central ceiling light, loft hatch.

Bedroom one

13'7" (4m 14cm) x 12'7" (3m 83cm)

Wooden door painted white, double glazed uPVC window to the front elevation, central ceiling light, wooden flooring, ornamental fire surround, radiator, power points, TV aerial point.

Bedroom two

14'9" (4m 49cm) x 6'6" (1m 98cm)

Wooden door painted white, double glazed uPVC window to the rear elevation, inset spot lights, wooden floor, radiator, power points, built in storage.

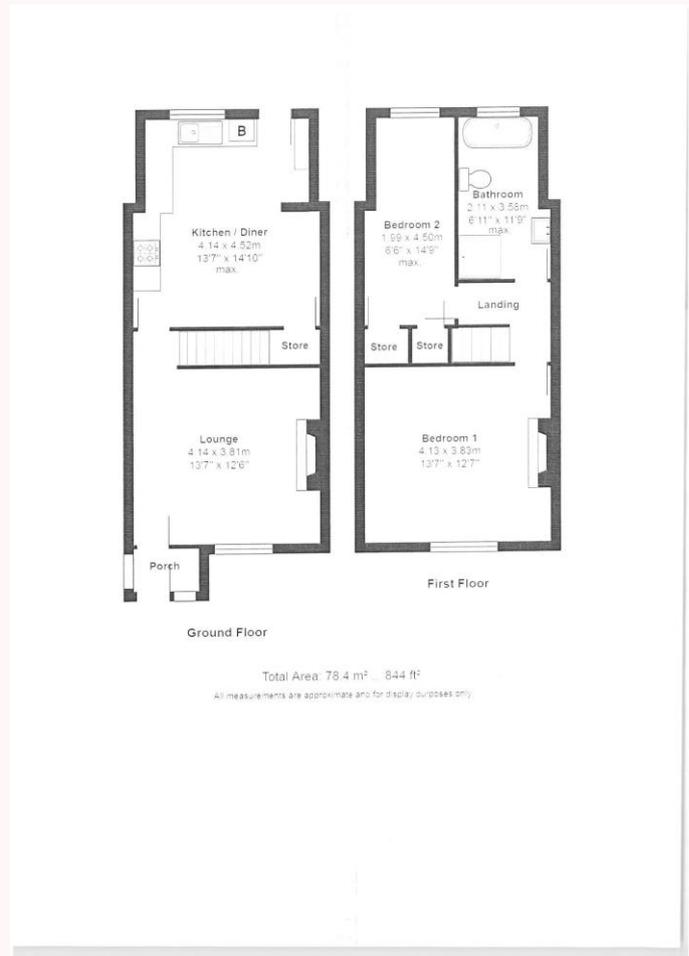
Bathroom

11'9" (3m 58cm) x 6'6" (1m 98cm)

Wooden door painted white, double glazed uPVC window to the rear elevation, two ceiling light, wooden flooring, walls part tiled and part paint, freestanding bath with hand shower, corner shower cubicle, pedestal wash hand basin, low level WC, radiator, extractor fan.

Outside space

Floorplans



To the front there is a paved patio area enclosed with a picket fence to three sides, to the rear there is an enclosed patio garden

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 statement 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 or warranty in relation to the property.

Disclaimer.

We are not qualified to confirm that power points, showers, central heating systems, open fires/log burners, 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.