



*Jordan fishwick*

30 Mainwaring Drive, SK9 2QD  
Guide Price £450,000



## Mainwaring Drive Wilmslow SK9 2QD

Guide Price £450,000



This immaculately presented and EXTENDED two bedroom semi detached home is situated within a popular location amongst the desirable Summerfields development. The present owner has given careful consideration to its detail providing a perfect balance of accommodation. The property is within walking distance of local shops and commuter links including Wilmslow train station. The accommodation comprises in brief: Open and airy living room, beautifully refitted kitchen and a magnificent rear extension with patio door leading to the rear garden, feature wood burning stove located in a prominent position. Additionally there is access to the modern downstairs W.C. The first floor comprises: Landing with loft access, spacious double bedroom, with the second bedroom being creatively converted into a dressing room with space for a single bed. The family bathroom is modern and stylish with shower over the bath. Externally there is a beautifully landscaped rear garden with a Summer House and patio area ideal for entertaining. The summer house has power and lighting and offers versatility in its use, whether it be a work from home space or a separate retreat from the main property. To the front of the property is large driveway with space for multiple vehicles. The property also benefits from a covered car port. Viewings essential to fully appreciate.



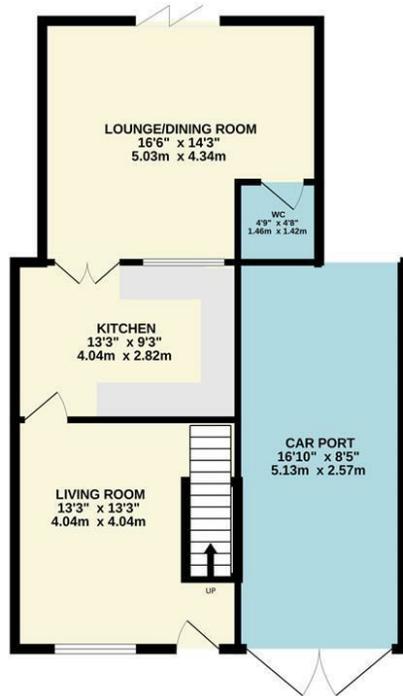
- Semi Detached Property
- Two Bedrooms
- Renovated Accommodation
- Popular Location
- Easy access to Wilmslow & local commuter links
- Off road parking
- Landscaped garden



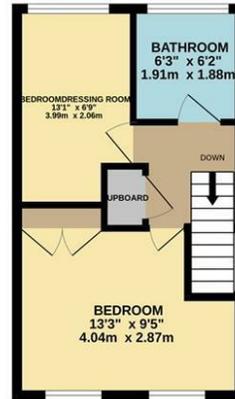
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



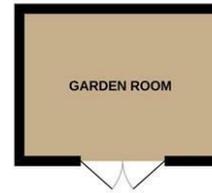
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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