



BAILEY ROAD, WILMSLOW , SK9 2TX
ASKING PRICE OF £495,000



»» Four Bedroom Modern Detached

»» Constructed By Taylor Wimpey Homes To The Lydford Design

»» Luxury Fitted Kitchen/Diner

»» Lounge

»» Four Bedrooms

»» Ensuite

»» Single Garage

»» Gas Central Heating

»» Early Viewing Essential

PROPERTY OVERVIEW

Situated on the popular Heathfield Farm Taylor Wimpey estate, an ideal opportunity to purchase this immaculate four bedroom detached originally built to the Lydford design. This immaculate property benefits from gas central heating, double glazing and briefly comprises entrance hall, lounge, guest cloakroom, fully fitted kitchen/dining room, utility, four bedrooms, ensuite shower room, family bathroom, single garage, front and rear garden.

RIGHT ON YOUR DOORSTEP

Everything you need for daily life is close to hand in the bustling town of Wilmslow. You'll find a range of shops, cafes and pubs, as well as restaurants and a selection of supermarkets.

For those who like the great outdoors, there are several parks and playgrounds to choose from, plus several golf clubs in the area. Young families will be delighted with the selection of schools on offer.

COUNCIL TAX

Band F

TENURE

Freehold

SERVICES

Main gas, electricity and water on a meter

BROADBAND

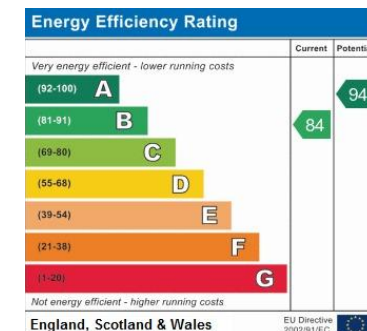
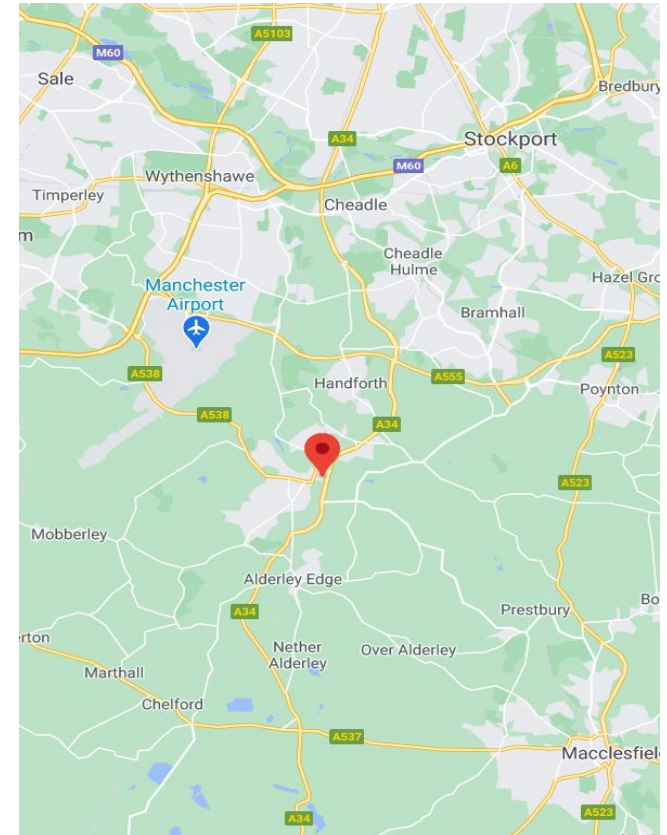
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GARDEN

Aspect to be confirmed

ITEMS INCLUDED IN THE SALE

Oven, gas hob, extractor, fridge freezer, dishwasher, washer/dryer, all carpets and fitted wardrobes in bedroom one and two.



ENTRANCE HALL

LOUNGE

10' 8" x 14' 9" (3.27m x 4.50m)

KITCHEN/DINING ROOM

17' 7" x 11' 1" (5.36m x 3.38m)

UTILITY ROOM

5' 1" x 4' 0" (1.55m x 1.23m)

GUEST CLOAKROOM

5' 4" x 4' 0" (1.64m x 1.23m)

FIRST FLOOR

BEDROOM ONE (REAR)

10' 4" x 12' 5" (3.17m x 3.79m)

ENSUITE

6' 7" x 3' 10" (2.03m x 1.19m)

BEDROOM TWO (FRONT)

10' 4" x 11' 0" (3.17m x 3.36m)

BEDROOM THREE (REAR)

6' 10" x 10' 9" (2.10m x 3.30m)

BEDROOM FOUR (FRONT)

7' 3" x 6' 10" (2.23m x 2.10m)

FAMILY BATHROOM

6' 7" x 6' 2" (2.03m x 1.89m)

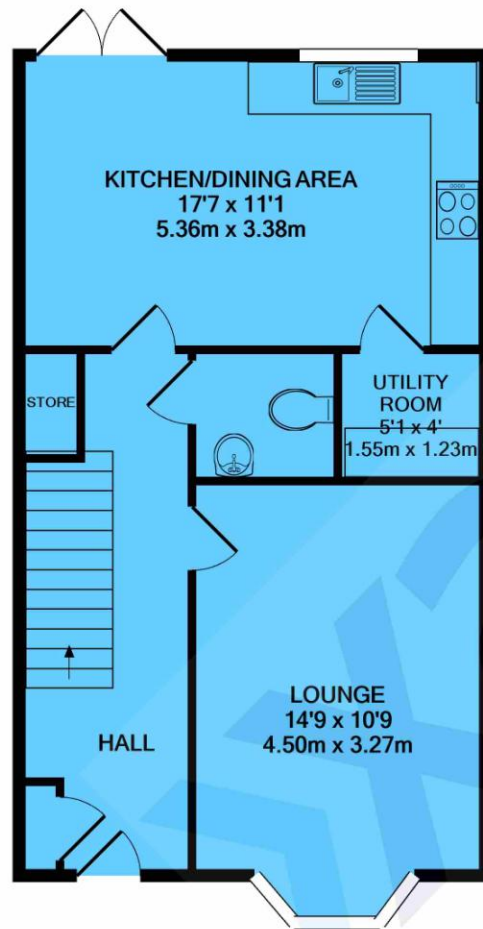
OUTSIDE THE PROPERTY

SINGLE GARAGE

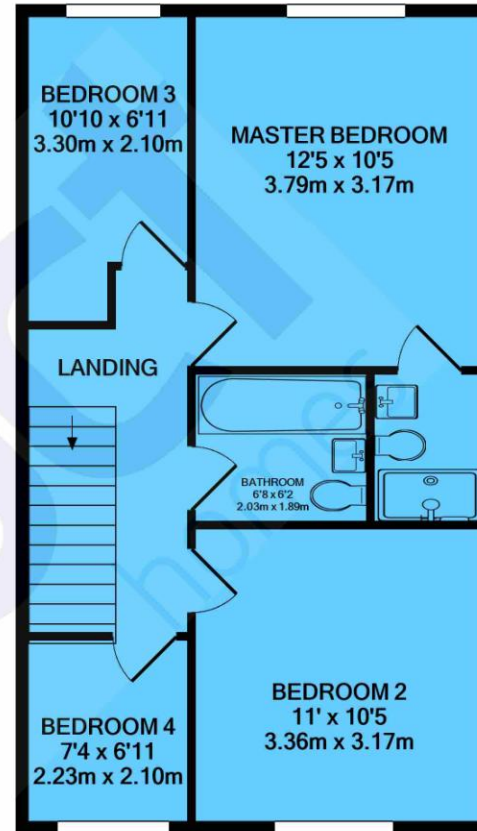
GARDEN







GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1099 SQ.FT. (102.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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