



5 MUIRFIELD CLOSE, WILMSLOW, SK9 2QT

This delightful two bedroom semi detached home is set within the extremely popular Summerfields Jones Homes development to the North of Wilmslow and yet is within convenient reach of Wilmslow village with its various fashionable shops, restaurants and bars. The property has been tastefully modernised and an internal inspection is essential in order to fully appreciate. Internally there is a well presented accommodation throughout and the ground floor comprises in brief: Entrance hallway, living room and a beautifully fitted dining kitchen with a door leading to the rear garden. The first floor accommodation comprises two well proportioned bedrooms and a modern white three piece bathroom suite. To the front of the property there is a lawned garden and driveway which provides off road parking and has gated access to the rear garden. The rear aspect is of a generous proportion with a patio area and a good size lawned garden. For those looking for potential, there is scope to extend this property, subject to the usual consents and permissions.

DIRECTIONS

From our Wilmslow office proceed in a northerly direction along Alderley Road (A34) to the first set of traffic lights. Keep to the right of Barclays Bank and at the next set of traffic lights continue northbound towards Manchester. At the Bollin Valley roundabout bear right along the A538 through the viaduct on the A34 bypass, bear left and take the first exit signposted Dean Row. At the mini roundabout turn right along Dean Row Road and turn right at the Summerfields traffic lights into Pinewood Road. Turn right into Northfield Road, and at the T junction turn right into Mainwaring Drive, where Muirfield Close will be found on the left hand side.

Entrance Hall

Stairs lead to first floor landing. Radiator. Wood effect tiled floor. Oak door with brushed stainless steel handle.

Living Room 13'8 x 10'7 (4.17m x 3.23m)

Decorated in neutral colours with a UPVC double glazed window to front and radiator. Attractive wood effect tiled floor. Archway to the dining kitchen.

Dining Kitchen 13'8 x 9'1 (4.17m x 2.77m)

Fitted with a range of high gloss base and wall units with work surfaces over incorporating stainless steel one and a half bowl sink unit, built in electric oven, four ring hob with extractor over, space for fridge freezer, and plumbing and space for a washing machine. UPVC double glazed window overlooking rear garden, uPVC door to rear patio and garden. Useful understairs storage cupboard. Space for table and chairs.

First Floor Landing

Recessed airing cupboard and access to loft. Airing cupboard with hot water cylinder. Oak doors with brushed stainless steel handles.

Master Bedroom 13'8 max x 9'1 to 'robe fronts (4.17m max x 2.77m to 'robe fronts)

Generous size bedroom with two uPVC double glazed windows to front elevation, radiator, double wardrobe with sliding doors. Useful storage cupboard over the bulk head.

Bedroom Two 9'1 to 'robe fronts x 7'6 (2.77m to 'robe fronts x 2.29m)

Double bedroom with UPVC double glazed window to the rear, radiator and fitted wardrobe.

Stylish Bathroom

Fitted with modern suite comprising P shaped bath with shower over and shower screen to side, low level wc with concealed cistern and vanity wash hand basin with cupboards below. UPVC frosted window. Attractive tiled floor and walls.

OUTSIDE

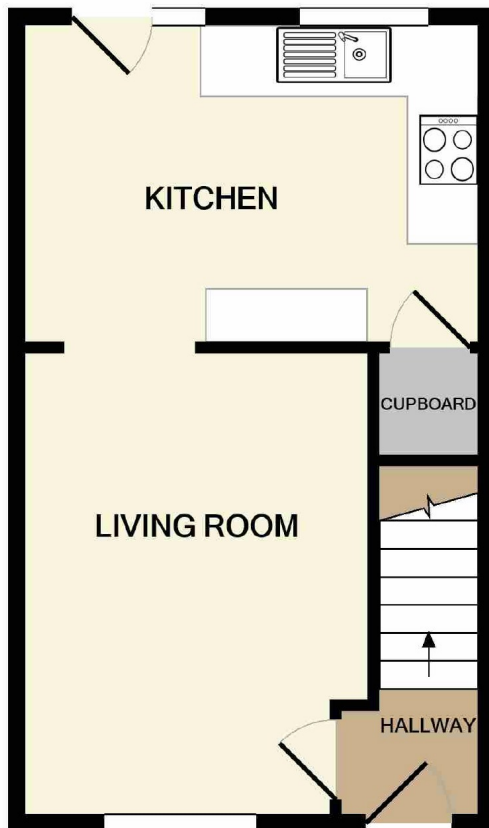
Driveway & Gardens

To the front of the property the driveway provides off road parking and there is a good sized lawned area and gated access to the rear. The enclosed rear garden is mainly laid to lawn with a patio area and there is potential for extension (subject to the relevant planning consent).

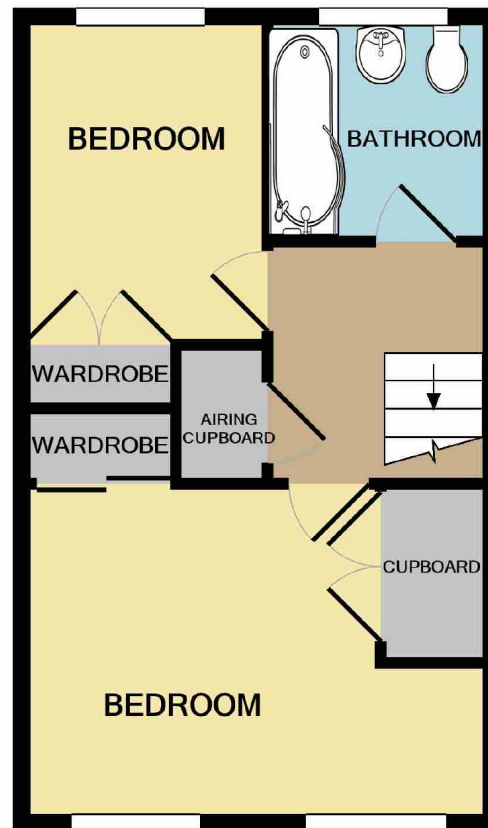
**** DRAFT DETAILS ****



GUIDE PRICE £249,950



GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(82-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		88	
	68		
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC