

www.rooftops.co.uk

SALE

Rooftops

Sales Letting & Management



Rydal Mews, Wilmslow, SK9

NO CHAIN

Five Bedrooms

Ideal Investment

Excellent Location

Private Parking

Energy Efficiency Rating C

*** NO CHAIN *** FIVE BEDROOMS!! This lovely end town house property is situated in a great location within walking distance to Wilmslow town centre and mainline train station and for access to the A-34, motorway links and Manchester Airport. There are good shopping facilities close by and it sits in well maintained communal gardens. Comprising; entrance hall/lounge with access to rear patio, kitchen with gas hob, electric oven, fridge / freezer, slim line dishwasher and washing machine. First floor; shower room, two small double bedrooms. Second floor; two small double bedrooms, single bedroom and shower room. Energy Efficiency Rating C. GCH. Garage. Communal Gardens.

Asking Price

£350,000

Sell with confidence, sell your property with **Rooftops**

Lounge

14'0" (4m 26cm) x 9'9" (2m 97cm)

Wooden door with a glass panel leading into the lounge, wooden flooring, inset spot lights, double glazed doors to the side elevation leading onto a patio area, radiator, power points, TV aerial.

Kitchen

17'3" (5m 25cm) x 8'3" (2m 51cm)

Wooden door with chrome handles, wooden flooring, inset spot lights, double glazed windows to the rear and side elevations, wooden door with glass panels to the rear elevation, range of wall and base units with mottled work surfaces, one and half chrome sink with mixer tap, gas hob, electric oven, washing machine, slimline dishwasher, fridge freezer, radiator, power points.

Stairs to first floor

Carpet and wooden flooring, inset spot lights, balustrade and banisters, dado rail, double glazed window to the front elevation, power points.

Bedroom one

10'8" (3m 25cm) x 8'9" (2m 66cm)

Wooden door with chrome handles, carpet flooring, central ceiling light, double glazed window to the rear elevation, power points, TV aerial.

Bedroom two

10'8" (3m 25cm) x 9'2" (2m 79cm)

Wooden door with chrome handles, carpet flooring, double glazed window to the rear elevation, central ceiling light, radiator, power points, TV aerial.

Shower Room

6'2" (1m 87cm) x 6'1" (1m 85cm)

Wooden door with chrome handles, double glazed window to the rear elevation, vinyl flooring, inset spot lights, walls part tiled part painted, shower cubicle, wash hand basin set in a vanity unit, low level WC, mirrored vanity unit, ladder radiator.

Stairs to second floor

Carpet and wooden flooring, balustrades and banisters, dado rail, double glazed window to the front elevation, power points.

Bedroom three

10'2" (3m 9cm) x 8'7" (2m 61cm)

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

Bedroom four**Floorplans**

9'5" (2m 87cm) x 7'6" (2m 28cm)

Wooden door with chrome handles, carpet flooring, central ceiling light, double glazed window to the side elevation, radiator, power points.

Bedroom five

9'3" (2m 81cm) x 6'2" (1m 87cm)

Wooden door with chrome handles, carpet flooring, central ceiling light, double glazed window to the side elevation, radiator, power points.

Shower Room two

6'7" (2m 0cm) x 5'4" (1m 62cm)

Wooden door with chrome handles, wooden flooring, walls part tiled part painted, double glazed window to the front elevation, inset spot lights, shower cubicle, wash hand basin, low level WC, radiator, extractor fan.

Outside space

To the front there is private parking along with a garage and to the rear there are communal gardens and a small patio area.

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 to make or give representations or warranty in relation to the property.

Discliamer.

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.