



*jordanfishwick*

6 MUIRFIELD CLOSE, WILMSLOW, SK9 2QT  
Guide price £249,950



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Located on the ever popular Summerfields development is this two double bedroom semi detached home within easy reach of Wilmslow town centre with its various fashionable shops, restaurants and bars. Worthy of note is the pedestrian access to Cow Lane, providing access to the local countryside, train station and Wilmslow town centre. Located within a pleasant cul-de-sac off Mainwaring Drive, set back behind a lawned garden with a generous driveway providing off road parking for several vehicles. This two bedroom semi detached property is warmed by gas fired central heating and complemented further by way of uPVC double glazed windows. The accommodation in brief comprises:- Entrance hall, living room, dining kitchen with useful pantry store and French doors opening to a good size conservatory. To the first floor are two good size bedrooms and a bathroom with a white suite. Viewing recommended. Band C.

Directions

From our Wilmslow office proceed in a northerly direction along Alderley Road 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. The property will be found identified by our For Sale board, on the right.

Entrance Hall

UPVC front door, ceiling light point, dado rail and stairs to first floor.

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

UPVC double glazed window to front, television aerial point, exposed brick painted fireplace with inset electric fire.

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

Fitted with a range of base and wall units with roll top work surfaces over incorporating circular stainless steel sink unit, space for cooker and hob, space for fridge, plumbing and space for washing machine, understairs storage cupboard, fitted shelves, radiator. Space for table and chairs. French doors to

conservatory.

Conservatory 10'7 x 9'1 (3.23m x 2.77m)

UPVC double glazed windows and french door to rear garden.

Stairs to First Floor Landing

Ceiling light point, airing cupboard and loft access.

Bedroom One 10'7 ext to 13'8 max x 9'1 (3.23m ext to 4.17m max x 2.77m)

Two uPVC double glazed windows to front, radiator and recess for hanging/storage.

Bedroom Two 10'7 max x 7'6 (3.23m max x 2.29m)

UVC double glazed window to rear and radiator.

Bathroom

Fitted with a three piece suite comprising panelled bath with shower attachment over, low level wc, pedestal wash hand basin, radiator, uPVC double glazed window to rear with integrated blinds.

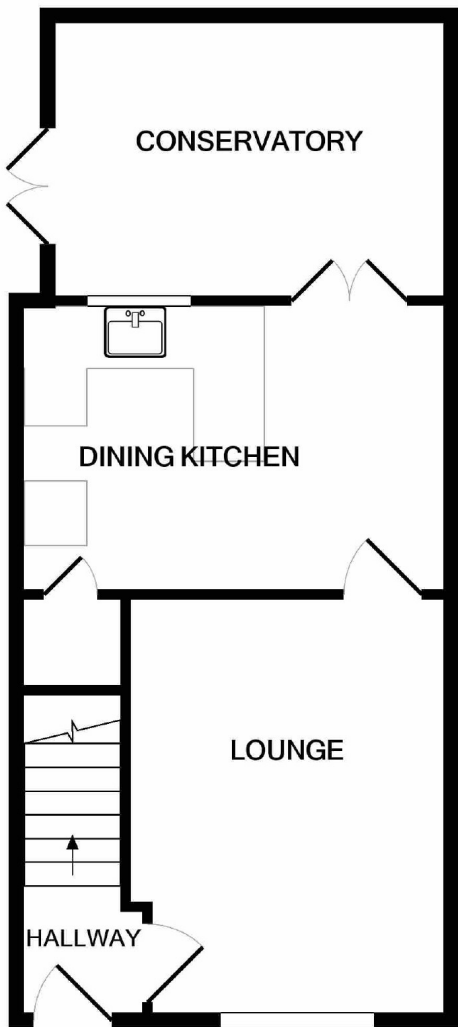
Outside

Gardens

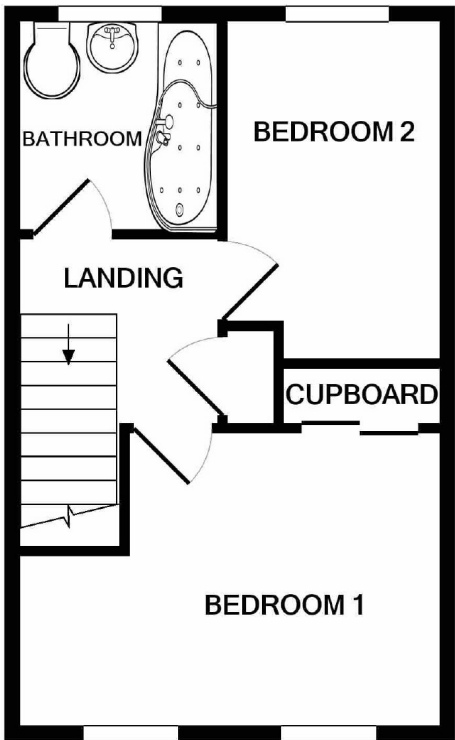
To the front of the property the driveway provides off road parking, whilst to the rear there is a lawned garden with a patio area enclosed by fenced boundaries. Shed.



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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(82-100) <b>A</b>		
(81-91) <b>B</b>			(61-91) <b>B</b>		
(69-80) <b>C</b>			(50-80) <b>C</b>		
(55-68) <b>D</b>			(35-68) <b>D</b>		
(39-54) <b>E</b>			(20-54) <b>E</b>		
(21-38) <b>F</b>			(10-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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