



Jordan fishwick

6 SHELLBROOK GROVE, WILMSLOW, SK9 2HX
Guide price £179,950

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This well presented three bedroom property is located off Dean Row road in Wilmslow on the popular Colshaw farm neighbourhood. Offering generous living space for young families and first time buyers alike. With local shops and amenities just a short walk away from the property and also being walking distance from Wilmslow town centre. The location also offers fantastic transport links being just off the A34 and a short drive from Manchester Airport. In brief the property comprises: Porch entrance, kitchen/dining area, living room and downstairs W/C. To the first floor are 2 good sized double bedrooms, a further good sized single bedroom and a family bathroom. Off the landing there are also 2 cupboards providing ample storage space. To the rear of the property is a southerly facing garden providing a paved seating area and a generous lawned garden. Viewings of this property are highly recommended.

DIRECTIONS

From our Wilmslow office proceed in a northerly direction along Alderley Road (A34) to the first set of lights. Keep to the right of Barclays Bank and continue onto Manchester Road. At the Bollin Valley roundabout, take the 3rd exit onto A538 and turn left onto the bypass (MacLean Way/A34), Take the Dean Row exit and turn left onto Dean Row Road, right onto Colshaw Drive and left onto Rossenenclough Road and the property will be found on the left hand side.

Porch

Tiled floor, double glazed stained glass window.

Entrance Hallway

UPC double glazed door, central heating thermostat and storage.

Downstairs WC

Low level wc, wash hand basin, Worcester boiler and frosted double glazed window.

Kitchen 21'4 X 9'1 (6.50m X 2.77m)

Fitted with a range of base and wall units with work surfaces over incorporating stainless steel sink unit, Hotpoint four ring gas hob with concealed extractor fan, electric oven, plumbing for washing machine, double glazed window to front, double french doors to lounge.

Lounge 15'2 X 12'2 (Extending to 15'2) (4.62m X 3.71m (Extending to 4.62m))

Double glazed window to rear, ceiling cornicing, Access to kitchen diner.

First Floor Landing

Double glazed window and access to loft.

Master Bedroom 12'2 X 10'2 (Extendig to 12'2) (3.71m X 3.10m (Extendig to 3.71m))

Double glazed window to rear, ceiling cornicing, and mirrored storage cupboard.

Bedroom Two 12'2 X 9'1 (3.71m X 2.77m)

Double glazed window to rear overlooking the garden.

Bedroom Three 12'2 X 6'0 (3.71m X 1.83m)

Double glazed window to front and laminate flooring.

Bathroom 7'6 X 6'0 (2.29m X 1.83m)

Fitted with a three piece suite comprising panelled bath with shower over, wash hand basin, low level wc, tiled floor, tiled walls, frosted uPVC double glazed window and heated towel rail.

OUTSIDE

Gardens

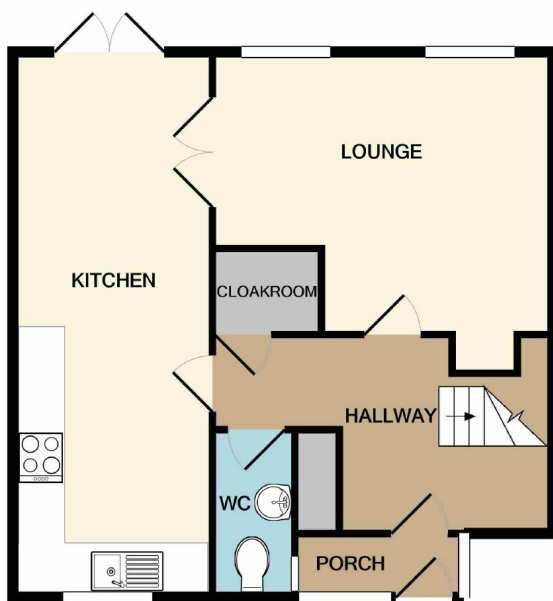
To the rear the garden is mainly laid to lawn with a patio area and fenced boundaries.

Communal Parking

Parking for local residents.



GUIDE PRICE £179,950



GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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