



Jordan fishwick

22 ALMA LANE, WILMSLOW, SK9 5EY
Guide price £279,950

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**** ONLY A FEW MINUTES WALK TO THE WILMSLOW TOWN CENTRE ** NO ONWARD CHAIN.** Behind the traditional facade of this mid terrace is a smart tasteful interior having been lovingly improved by the current owner. Only minutes from central Wilmslow and the train station, with off road parking, two double bedrooms, two reception rooms and a sunny courtyard garden. This property is definitely worth a second look. In brief: covered entrance porch, lounge with wood floor leading to dining kitchen with gas hob, electric oven and fridge freezer, utility room with washing machine and dryer and door to sunny enclosed rear garden with storage. To the first floor two double bedrooms both with fitted wardrobes, bathroom with shower over bath. Off road parking for one car. Sunny well stocked courtyard garden with seating area and storage. **VIEWING HIGHLY RECOMMENDED**

Directions

From our office in Wilmslow proceed in a northerly direction along Alderley Road to the first set of traffic lights. Turn left into Water Lane and Alma Lane will be found on the left hand side (after the fire station), The property will be found on the right hand side.

Entrance Vestibule

UPVC door and window to side.

Living Room 12'9 x 12'4 (3.89m x 3.76m)

Double glazed window, radiator and part glazed panelled door to dining kitchen.

Dining Kitchen 12'9 x 11'7 (3.89m x 3.53m)

Fitted with a range of base and wall units with work surfaces over incorporating stainless steel sink unit, four ring gas hob with extractor over, built in oven, double glazed window, space for tall fridge/freezer, understairs storage, laminate wood flooring. Door to rear utility.

Rear Lobby / Utility 5'2 x 5' (1.57m x 1.52m)

Double wall cupboard, plumbing for washing machine and dishwasher, quarry tiled floor and

door to rear.

First Floor Landing

Access to boarded loft.

Bedroom one 11' x 9'4 (3.35m x 2.84m)

Double glazed window to front, built in wardrobe and radiator.

Bedroom Two 10'8 x 8'9 (3.25m x 2.67m)

Double glazed window to rear, built in cupboard housing gas central heating boiler and radiator.

Bathroom

Fitted with a three piece suite comprising panelled bath with shower over, pedestal wash hand basin, low level wc, heated towel rail and Velux window.

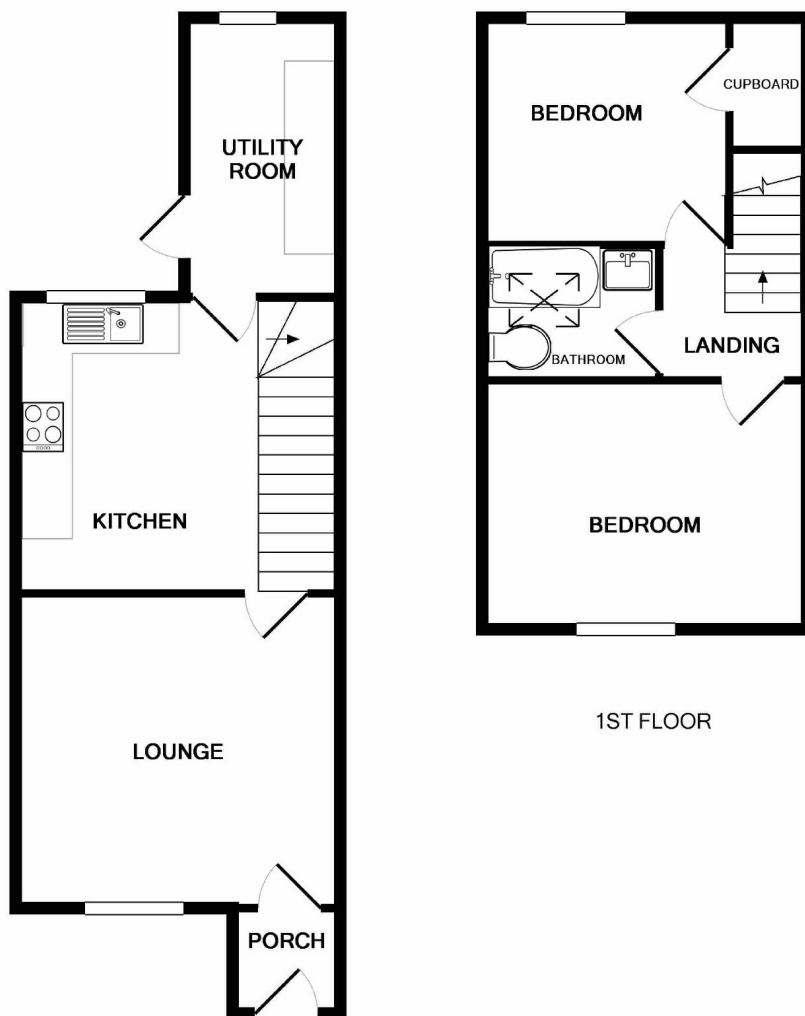
Garden

To the outside there is a paved front garden, whilst to the rear there is a low maintenance garden with well stocked, mature borders and garden shed. There is also communal access for bins from neighbouring properties.

**** DRAFT DETAILS ****



GUIDE PRICE £279,950



GROUND FLOOR

1ST FLOOR

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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		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		87
(69-80) C			(69-80) C		
(55-68) D			(55-68) D	60	
(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		
England & Wales		64	England & Wales		88
	EU Directive 2002/91/EC			EU Directive 2002/91/EC	

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