



Jordan fishwick

16 HASLINGTON ROAD, WYTHENSHAW, M22 5HS

Guide price £289,950

16 HASLINGTON ROAD, WYTHENSHAW, M22 5HS

A Beautifully presented three bedroom detached property located on a corner plot overlooking a wooded area to the front. Convenience also features, given the proximity of the excellent array of local shops in Heald Green and the Metro Link within a short stroll, providing public transport to Manchester city centre and of course the surrounding areas. This particular property is well presented throughout and comprises in brief:- Entrance hallway, downstairs wc, elegant living room with archway through to a spacious dining room. French doors lead to the conservatory overlooking the rear garden. The kitchen has been re-fitted and has a range of quality fitted appliances. To the first floor are three excellent size bedrooms with fitted wardrobes to one of the bedrooms and a stylish bathroom with Jacuzzi bath. The driveway to the side provides off road parking with gated access leading to the detached garage. The rear garden is well maintained with delightful flower beds and a patio area. Electric socket and outside tap have also been fitted. This is a delightful home in a pleasant cul-de-sac and viewing is essential.

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 lights continue across onto Manchester Road, over the Bollin Valley roundabout and turn left into Styal Road. Follow Styal Road for approx 3 miles and at the traffic lights turn left onto Simonsway and right onto Haslington Road and the property will be found on the right hand side.

Entrance Hallway

UPVC double glazed front door, laminate flooring, radiator, double glazed window to side, dado rail and stairs to first floor.

Downstairs W.C.

With low level wc, wall mounted wash hand basin, double glazed window to side, laminate floor and radiator.

Living Room 13'8 x 12'2 (4.17m x 3.71m)

Double glazed window to front, feature fireplace, radiator, television aerial point and understairs storage cupboard. Archway to dining room.

Dining Room 10'7 x 7'6 (3.23m x 2.29m)

A spacious room with french doors to conservatory, dado rail, laminate wood floor and radiator.

Conservatory 10'7 x 7'6 (3.23m x 2.29m)

UPVC construction with laminate wood floor and french doors to side.

Re-Fitted Kitchen 9'1 x 7'6 (2.77m x 2.29m)

Refitted with Shaker style base and wall units with work tops over incorporating a one and a quarter ceramic sink unit, wall mounted plate rack, integrated four ring Bosch gas hob with extractor over, built in Zanussi oven, wall mounted gas central heating boiler, space for dishwasher, American style fridge/freezer, space for washing machine, part tiled walls and tiled floor, double glazed window to rear and double glazed door to side.

Stairs to First Floor Landing

UPVC double glazed window to side, airing cupboard housing water tank and access to part boarded loft with light and power.

Bedroom One 13'6 max x 9'1 (4.11m max x 2.77m)

Double glazed window to front, two built in wardrobes with hanging rail and storage and radiator.

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

Double glazed window to rear and radiator.

Bedroom Three 7'6 x 6'0 ext to 9'1 into door well (2.29m x 1.83m ext to 2.77m into door well)

An excellent size third bedroom with double glazed window to front, built in cupboard with shelving and laminate flooring.

Stylish Bathroom

Fitted with a three piece suite comprising jacuzzi style panelled bath with shower over, vanity wash hand basin with cupboard below, low level wc, frosted double glazed window, inset ceiling spotlights, heated towel rail, part tiled walls.

Outside

Driveway

To the front of the property the driveway provides off road parking with wrought iron gates leading to further driveway beyond.

Detached Garage

With up and over door.

Rear Garden

To the rear the garden is mainly laid to lawn with gravelled borders, paved seating area, mature shrub bed borders and enclosed by fenced boundaries. There are also outside power points and an outside tap.

**** DRAFT DETAILS ****



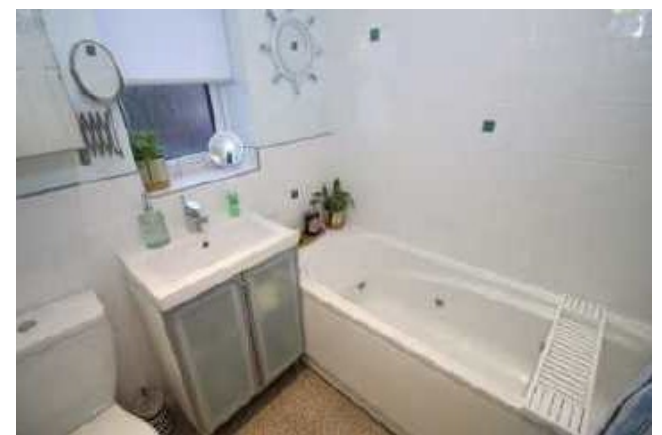
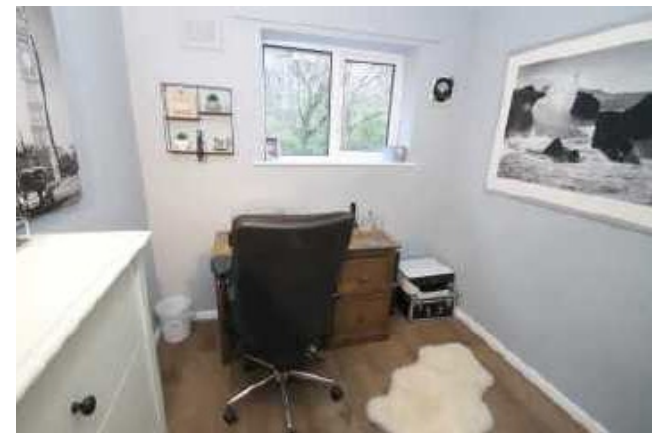
GUIDE PRICE £289,950



GROUND FLOOR

1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2020



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.