



*Jordan* fishwick

3 STAMFORD PLACE, WILMSLOW, SK9 1BS  
Offers in excess of £400,000

## 3 STAMFORD PLACE, WILMSLOW, SK9 1BS

Situated in a backwater of Wilmslow is this more than charming end of terrace property offering accommodation over three floors. Located within walking distance of Wilmslow Town Centre, Wilmslow Train Station and the local secondary school, Wilmslow High School. The stylish interior offers two reception rooms with the dining room boasting Bi fold doors to access the enclosed and private walled courtyard. To the first floor are three good sized bedrooms, two with en suite and a family shower room. There is also the added benefit of two lower ground floor rooms, one currently utilised as a utility/store room. To the outside of the property is a walled courtyard garden with York stone flagging and a brick built BBQ. Access to the rear where there is a private parking space. Viewings of this property are highly recommended to fully appreciate this spacious end of terrace property.

### 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 along Manchester Road heading towards Handforth. Shortly before the King William public house and the Bollin Valley roundabout, bear right into Ladyfield Street and then left into Stamford Place.

### Entrance Porch 4'05 X 2'11 (1.35m X 0.89m)

### Entrance Hallway

Hardwood flooring, understairs storage and uPVC windows to front and rear and feature exposed brick fireplace with inset wood burner (also open to the living room area). Stairs to first floor.

### Living Room 16'9 into bay X 12'02 (5.11m into bay X 3.71m)

UPVC bay window to front, feature exposed brick fireplace with inset wood burner (also open to the entrance hall) with oak beam over, four wall light points, radiator, recessed ceiling downlights.

### Dining Area 12'02 X 9'01 (3.71m X 2.77m)

Bi-fold doors to walled garden, hardwood flooring, recessed ceiling spotlights.

### Kitchen 12'02 X 7'06 (3.71m X 2.29m)

Fitted with a range of oak base and wall units with iron handles with work surfaces over incorporating one and a half bowl stainless steel sink unit, integrated fridge freezer, integrated Siemens oven, four ring gas hob with extractor over, integrated Beko dishwasher, tiled splashbacks, uPVC window and uPVC door to rear courtyard garden.

### Lower Ground Floor 15'02 X 13'08 (4.62m X 4.17m)

Lower ground floor room with fireplace now used as wine storage with feature beam, understairs cupboard, wood effect flooring, recessed ceiling spotlights and radiator.

### Utility Room 13'08 X 9'01 (4.17m X 2.77m)

Space for washing machine, base cupboard with work surface over, Worcester central heating boiler, tiled flooring, radiator and ceiling spotlights.

### First Floor Landing

### Bedroom One 15'02 X 12'02 (4.62m X 3.71m)

A large double bedroom with uPVC window to front, recessed ceiling spotlights, radiator and loft access.

### En-suite Bathroom

With four piece suite comprising free standing roll top bath, corner walk in thermostatic shower, pedestal wash hand basin, low level wc, tiled floor and walls, heated towel rail/radiator, extractor fan, and uPVC window to front.

### Bedroom Two 12'02 X 10'07 (3.71m X 3.23m)

UPVC window to rear with radiator.

### En-suite

Wet room style en suite with electric shower, tiled walls and floor, low level wc, wash hand basin, electric towel rail/radiator.

### Bedroom Three 12'02 X 7'06 (3.71m X 2.29m)

UPVC window to rear and steps down to the bed.

### Shower Room

UPVC window to side, tiled walls and floor, walk in shower cubicle, low level wc, wash hand basin, extractor fan, chrome towel rail/radiator.

### Outside

### Rear Garden

The walled rear garden is suitable for those less 'Green Fingered' being low maintenance in a courtyard style with York stone flags, pizza and BBQ pit and gated access to the rear.

### Private Parking

Private parking accessed from the rear garden.

**\*\* DRAFT DETAILS \*\***



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Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2021

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>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <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	81	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	1

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