



jordan fishwick

8 Albany Road, SK9 6LL
Guide Price £425,000

Albany Road Wilmslow SK9 6LL

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Situated in an enviable South Wilmslow location and within convenient reach of the town centre, this three bedroom semi detached property presents exciting potential for any prospective purchasers to extend and develop. In brief the internal accommodation comprises: Entrance hallway, spacious bay fronted living room with doors leading to the dining room, galley kitchen, hallway and downstairs wc. The first comprises two double bedrooms, a further good sized bedroom which can be used as a study or home office and a shower room. Externally the property has a stunning rear garden which is mainly laid to lawn with paved patio area which is ideal for entertaining. The rear garden also benefits from a garage with electrics and shed for storage. To the front of the property is a driveway with off road parking for multiple vehicles. Viewings essential to fully appreciate.

Directions

From our Wilmslow office, proceed along the Alderley Road to the Kings Arms roundabout. Take the second exit into Knutsford Road and turn first right into Gravel Lane. Take the fifth turning on the right into Poplar Avenue and Albany Road will be seen on the right hand side

Entrance Hallway

Stairs to first floor, radiator, uPVC double glazed window to side.

Living Room

20'0 x 11'6
Spacious bay fronted living room with electric fireplace, uPVC double glazed window to front, radiator, double doors leading to dining room.

Dining Room

10'6 x 10'
Ample space for dining table and chairs, uPVC double glazed sliding patio doors leading to rear garden, radiator.

Kitchen

9'9 x 6'9
Galley kitchen, fitted with a range of base and wall mounted units, integrated fridge and freezer, double bowl stainless steel sink and drainer, space for cooker, space for washer, radiator, uPVC double glazed windows to side and rear, uPVC double glazed frosted window to side.

Downstairs WC

Low level wc, wall mounted wash basin, electric meter.

Hallway

UPVC double glazed window to side, radiator.

Landing

Loft access, uPVC double glazed frosted window to side.

Bedroom One

11'6 into bay x 11'1
Bay fronted double bedroom with uPVC double glazed window, fitted wardrobes, radiator.

Bedroom Two

11'7 x 8'5
Further double bedroom with fitted wardrobes, uPVC double glazed window to rear, radiator.

Bedroom Three

6'5 x 6'1
Good sized bedroom with uPVC double glazed window to front, radiator.

Shower Room

6'3 x 5'4
Walk-in shower cubicle, low level wc, wall mounted wash hand basin, uPVC double glazed frosted window to rear.

Outside

Externally the property has a stunning rear garden which is mainly laid to lawn with paved patio area which is ideal for entertaining. The rear garden also benefits from a shed for storage. To the front of the property is a driveway with off road parking for multiple vehicle. Viewings essential to fully appreciate.

Garage

With electrics.



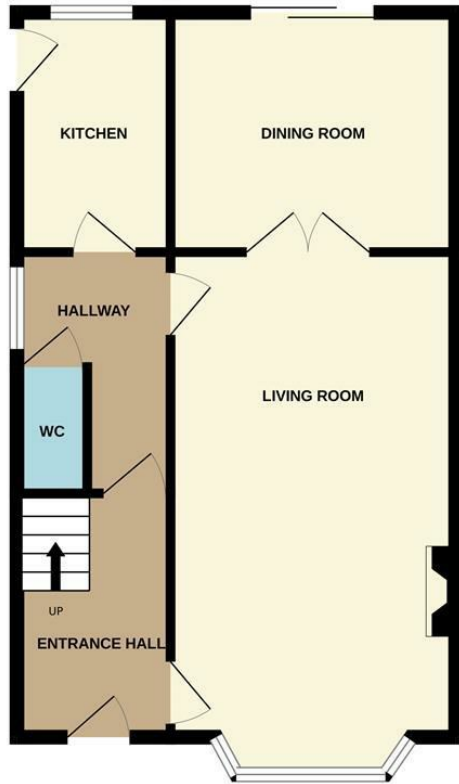
- South Wilmslow location
- Close to local schools
- Potential to develop
- Bay fronted living room
- Three bedrooms
- Close to countryside walks
- Garage
- Off road parking



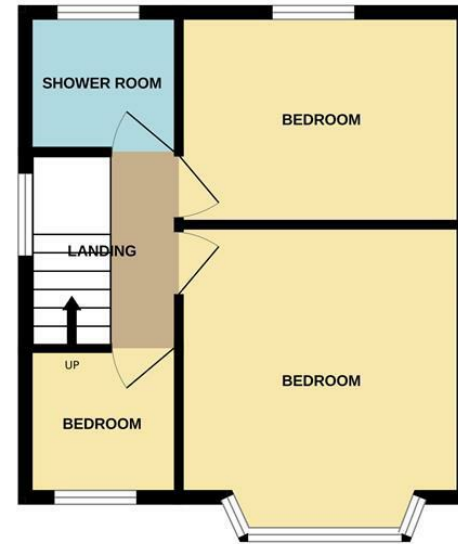
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



FIRST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

36-38 Alderley Road, Wilmslow, Cheshire, SK9 1JX
01625 532000

wilmslow@jordanfishwick.co.uk
www.jordanfishwick.co.uk