



*jordan fishwick*

5 Orchard Close, SK9 6AU  
Guide Price £339,950

# Orchard Close Wilmslow SK9 6AU

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Situated in a desirable South Wilmslow location, this stunning and contemporary three bedroom end terraced property has been lovingly modernised by the current owners. They have given careful consideration to its detail to provide the perfect balance for the new owners. The beautiful accommodation comprises in brief: Entrance porch, living room and stylish kitchen diner. The first floor comprises two double bedrooms, a further good sized bedroom and a family bathroom. Externally the property benefits from a low maintenance rear garden with patio area which is ideal for entertaining. To the front there is a paved driveway with off road parking for two vehicles as well as a communal driveway with access to its own garage. Viewings essential to fully appreciate.

### Entrance Porch

UPVC double glazed frosted window to side. Door leading to living room.

### Living Room

16'7 x 12'

Good sized living room with Amtico flooring, uPVC double glazed window to front, radiator, stairs with glass balustrade leading to first floor, recess ceiling spotlights. Opening leading to kitchen diner.

### Kitchen/Diner

16'8 x 11'9

Stunning and contemporary kitchen diner with a range of base and wall mounted units with Range style cooker with extractor hood over, stainless steel bowl sink and drainer, integrated dishwasher, space for washer or dryer, two uPVC double glazed windows to rear, uPVC double glazed door leading to rear garden, recess ceiling spotlights, ample space for dining table and chairs, radiator.

### Landing

Loft access.

### Bedroom One

13'4 x 9'9

Double bedroom with fitted wardrobes, uPVC double glazed window to front, radiator.

### Bedroom Two

9'8 x 9'7

Further double bedroom with uPVC double glazed window to rear, radiator.

### Bedroom Three

10'3 max x 6'6

Good sized bedroom which can be used as a study or home office with storage cupboard.

### Bathroom

Stylish bathroom with walk-in shower cubicle, panelled bath with telephone style shower attachment, low level wc, wall mounted wash hand basin, chrome heated towel rail, tiled flooring, uPVC double glazed frosted window to rear.

### Outside

Low maintenance rear garden with astro turf, decked patio which is ideal for entertaining. To the front is a paved driveway with parking for two vehicles as well as a communal driveway leading to the garage.



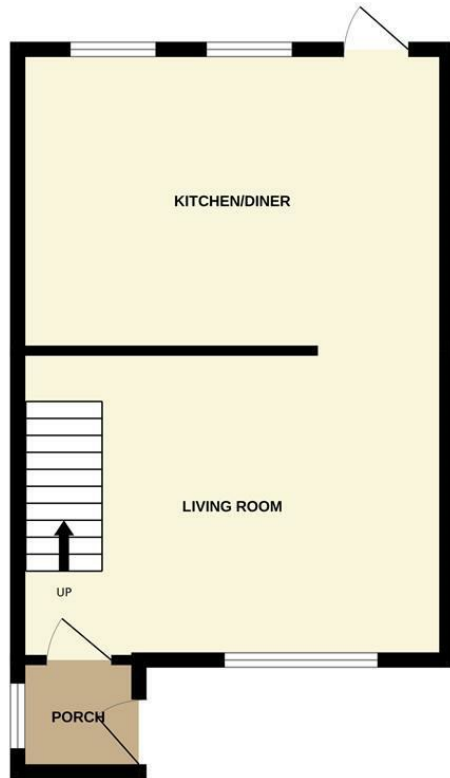
- Recently renovated
- Cul de sac position
- Off road parking
- Three bedrooms
- Short stroll to Wilmslow centre
- Close proximity to local schools
- Low maintenance rear garden
- Garage



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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