



*jordan fishwick*

37 Barford Drive, SK9 2GB  
PCM £1,150 PCM

# Barford Drive WILMSLOW SK9 2GB

£1,150 PCM



**AVAILABLE LATE DECEMBER PART FURNISHED - VIEWING ESSENTIAL**

Situated on the ever popular Villas estate this two double bedroom mid mews has the benefit of two double bedrooms, off road parking and a pleasant enclosed rear garden.

Being close to local shops and with the A34 only a short drive away this modern property is also within walking distance of Wilmslow town centre and the train station.

Entrance porch, well proportioned open plan living/dining room, French style doors to the rear garden and a fitted kitchen. The first floor accommodation comprises stairs/landing, two double bedrooms and a shower room. To the front of the property there is a driveway which provides off road parking and to the rear there is an enclosed garden.

Contact Wilmslow 01625 536300 £1150.00pcm

## 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 continue over the next set of traffic lights in onto Manchester Road. At the Bollin Valley roundabout bear right and at the roundabout bear left onto the A34 bypass. Continue in a northerly direction and take the next exit signposted Dean Row. At the roundabout turn left onto Dean Row Road and first left into Alveston Drive. Bear right at the T junction and right again into Barford Drive and the property will be found on the left hand.

## Entrance Porch

Window to side, door leading to living room.

## Living Room

23'4 into bay x 13'5

Dual aspect, bay fronted living room with feature gas fireplace, uPVC double glazed window to front, uPVC double glazed French doors leading to rear garden, understairs storage, wall mounted lights, stairs to first floor.

## Kitchen

7'9 x 6'8

Range of base units with matching wall mounted units, four ring gas hob with extractor hood over, stainless steel bowl sink and drainer, cupboard housing the boiler, uPVC double glazed window to rear, space for washer or dryer, integrated fridge, radiator.

## Landing

Loft access, stairs to ground floor.

## Bedroom One

11'30 x 10'0

Double bedroom with storage cupboard, uPVC double glazed window to front, radiator.

## Bedroom Two

9'8 x 7'7

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

## Bathroom

Walk-in shower cubicle, low level wc, pedestal wash hand basin, chrome heated towel rail, uPVC double glazed frosted window to rear.

## Outside

Externally there is a gravel rear garden with paved patio area, gated access to rear with timber panelled and picket fencing to boundaries. To the front is a driveway with parking for one vehicle.


## AGENTS NOTES

As per the Estate Agents Act of 1979 please be informed that the vendor for this property is a partner for Jordan Fishwick Estate Agents LLP.



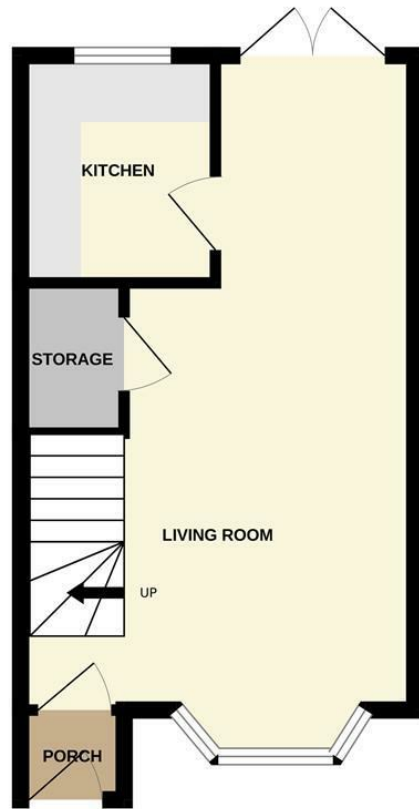
- TWO BEDROOMS
- NO CHAIN
- OFF ROAD PARKING
- POPULAR 'VILLAS' DEVELOPMENT
- SHORT STROLL TO LOCAL AMENITITES
- CLOSE TO LOCAL COMMUTER LINKS
- COUNCIL TAX C



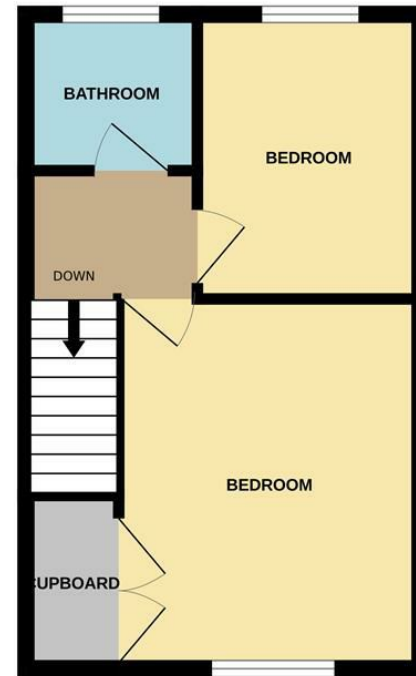
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix ©2023



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.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

01625 536300

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