



DELTA

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jordan fishwick

7 Tiverton Drive, SK9 2TJ
Guide Price £209,950

Tiverton Drive WILMSLOW SK9 2TJ

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A ground floor two double bedroom apartment constructed by Jones Homes, forming part of this extremely popular development. The property is a short drive away from Wilmslow centre which offers a wide range of amenities, which include a number of local shopping facilities, bars, restaurants, local leisure centre and with Wilmslow train station offering a direct service to London Euston and Manchester City centre the location caters for many different needs. Within a 10 minute drive away there are many additional amenities such as fitness centres, golf courses, Marks and Spencer and John Lewis. The property is well placed for easy access to the M56 for commuters to Manchester and the North West commercial centres and Manchester Airport is less than 20 minutes away. There are several good local state schools and a wide choice of private schools within the area with parks and beautiful countryside surrounding the whole area. The accommodation in brief comprises: communal entrance hallway, private entrance hallway, living room with dining area, two bedrooms and a modern white bathroom suite. The apartment also benefits from two allocated parking spaces. Internal viewings are a must in order to fully appreciate. The photographs were taken before the existing tenancy.

Directions

From our Wilmslow office proceed in a northerly direction along Alderley Road to the first set of traffic lights. Keep to the right at the junction, and at the next set of traffic lights continue northbound to the Bollin Valley roundabout. Bear right along the A538 to the A34 bypass, turn left and proceed northbound taking the first exit signposted Dean Row. At the mini roundabout proceed straight across into Ringstead Drive, past the entrance to the Summerfields Village Shopping Centre turning immediately left behind the centre into Tiverton Drive.

Communal Entrance Hallway

With stairs to all floors and security intercom point.

Private Entrance Hallway

Good size fitted storage/cloaks cupboard with double doors, wood effect laminate flooring and radiator.

Living Room

14'1" max x 12'4" max

A well presented and attractive room with double glazed bay window to front, two radiators, contemporary fireplace with inset electric fire, wood effect laminate flooring.

Breakfast Kitchen

12'3" max x 7'4" max

Modern kitchen fitted with a range of base and wall units with roll top work surfaces over, single sink unit, double glazed window to side, tiled splashbacks, under pelmet lighting, four ring gas hob with modern oven under, extractor fan, recess for fridge freezer, radiator, recess and plumbing for washing machine.

Bedroom One

15'9" x 8'11"

A good size double bedroom with double glazed window to side, radiator, contemporary fitted wardrobes, wood effect laminate flooring.

Bedroom Two

10'9" x 8'3"

Another good size room with modern fitted wardrobes, double glazed window to front, radiator, wood effect laminate flooring.

Bathroom

Modern three piece suite comprising panelled bath with fitted shower over, low level wc, pedestal wash hand basin, tiled splashbacks, attractive tiled floor, radiator, recessed spotlights, fitted airing cupboard with double doors housing water tank.

Outside

Communal Garden

Well tended communal gardens.


Parking

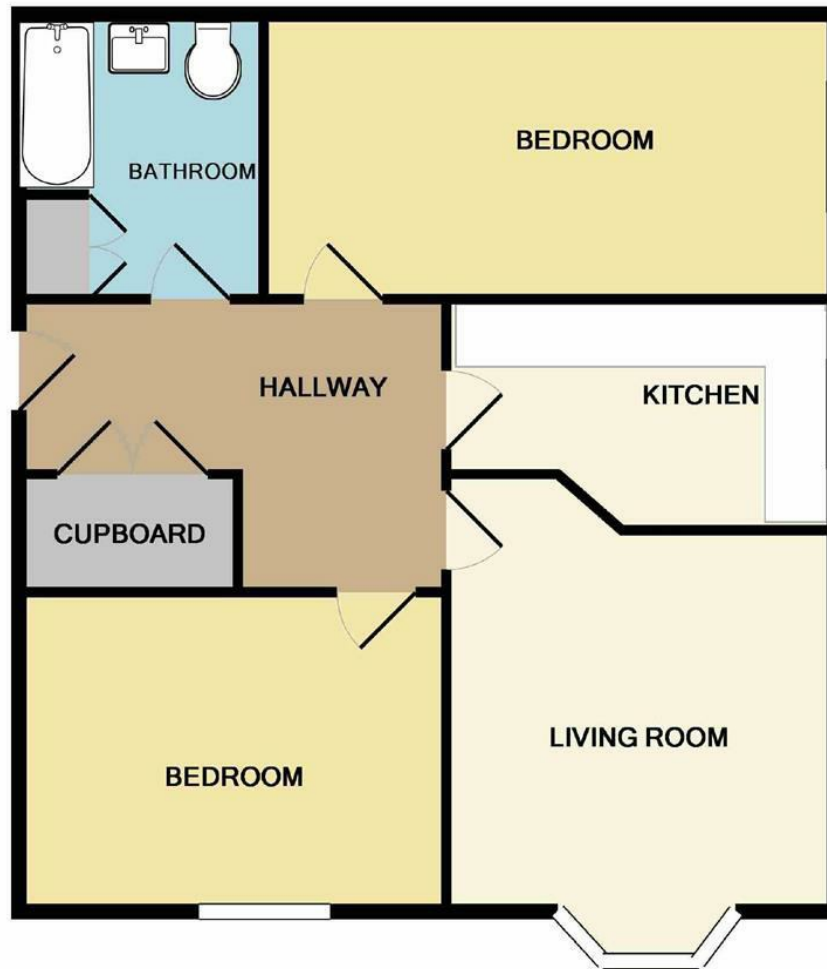
The apartment has two allocated parking spaces.



- Purpose Built Apartment
- Modern development
- Close to Shops and Amenities
- Allocated Parking Space
- Ground Floor
- Two Double Bedrooms
- Modern Kitchen
- Popular location



| Energy Efficiency Rating | | |
|--|---|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 79 |
| (69-80) C | 65 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC  | |



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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