



**FOR SALE**  
*Jordan fishwick*  
WILMSLOW  
**01625 532 000**  
[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)

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97 Turnberry Drive, SK9 2QW  
Guide Price £339,950





## Turnberry Drive Wilmslow SK9 2QW

Guide Price £339,950



### NO ONWARD CHAIN.

A fantastic semi detached property situated on a quiet cul-de-sac in the ever popular Summerfields development. The property has ease of access to Wilmslow Town Centre, train station and local amenities within a short walk. In brief the property comprises: porch and large living room with open plan staircase to the first floor. The kitchen is fitted with a range of wall base and drawer units and has a large opening into the dining area which creates a practical dining kitchen area. Modern gas boiler located under the stairs. To the first floor there are three bedrooms and a bathroom. The bathroom is fitted with a modern three-piece white suite. To the rear of the property there is a well proportioned garden, laid mainly with lawn and has a shed. To the front of the property there is a driveway with ample off road parking.

**Porch**

5'5 x 4'1

Upvc double glazed entrance door. Internal glazed door leading to the living room. Upvc double glazed window to the front aspect.

**Living Room**

14'3 x 13'2

Upvc double glazed bay window to the front aspect. Radiator. Access to the dining room and staircase leading to the first floor accommodation.

**Dining Room**

10'3 x 7'8

Upvc double glazed window to the rear aspect. Upvc double glazed door leading to the rear garden. Access to the open plan kitchen area. Understairs storage housing the gas boiler.

**Kitchen**

10'3 x 6'

A modern fitted kitchen comprising a range of wall, base and drawer units with complementary roll top work surfaces. Space for fridge and freezer. Space for washing machine and freestanding cooker. Upvc double glazed window to the rear aspect.

**Landing**

Access to the bedrooms and bathroom. Upvc double glazed window to the side aspect.

**Bedroom One**

14' x 8'

Upvc double glazed window. Radiator.

**Bedroom Two**

9'8 x 8'

Upvc double glazed window. Radiator.

**Bedroom Three**

10' narrowing to 6'7 x 6'

Upvc double glazed window. Radiator.

**Bathroom**

A modern three piece white suite consisting of a low level w.c and pedestal wash hand basin and panelled bath with shower over. Tiled splash backs to the walls and a Upvc double glazed window to the side aspect.

**Outside**

Lawned garden to the rear with perimeter fencing. Timber shed for storage. Off road parking to the front aspect.





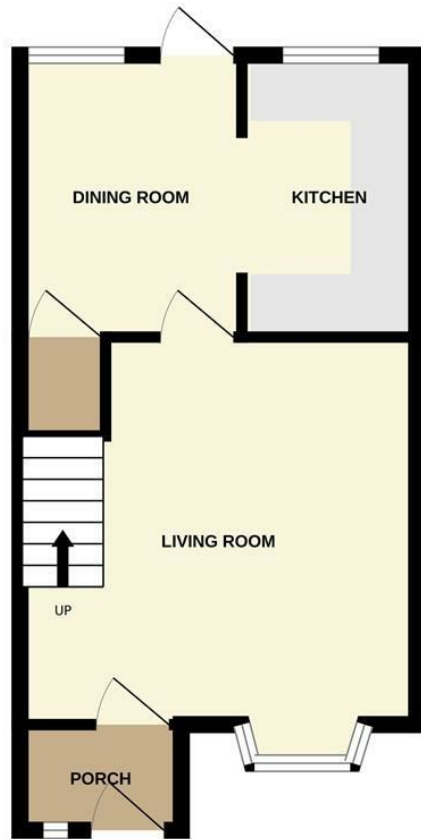
- Semi Detached Property
- Three bedrooms
- Modern Bathroom
- Modern Kitchen
- Off Road Parking
- Well proportioned garden
- Close to local amenities
- No onward chain



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>67</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  
338 sq.ft. (31.4 sq.m.) approx.



1ST FLOOR  
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA: 651 sq.ft. (60.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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