



**jordan fishwick**

65 TWINNIES ROAD WILMSLOW SK9 4BT  
Guide Price £283,950

## 65 TWINNIES ROAD WILMSLOW SK9 4BT

This well presented three bedroom home is situated within the Lacey Green area of Wilmslow. Locally there are good local state schools and a wide choice of private schools with the popular Lacey Green Primary Academy being very close by. Wilmslow train station, Leisure Centre and shopping facilities are nearby with fitness centres, golf courses, Marks and Spencer and John Lewis within a 10 minute drive. Internally the accommodation comprises in brief: entrance vestibule with arch leading to utility area, entrance hallway, living room, attractive and modern fitted kitchen and a dining room. The first floor comprises: three double bedrooms, a white bathroom suite and a separate W.C. To the front there is a driveway providing off road parking. To the rear there are attractive low maintenance gardens which have a paved area and mature trees, shrubs and plants, enclosed by timber fenced boundaries. Private Garden. Internal viewings are highly recommended.

### 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 and continue to the next set of traffic lights. Proceed straight head onto Manchester Road, continuing over the Bollin Valley roundabout and turn left into Styal Road. Turn first right into Lacey Green Road and take the third turning on the left into Twinnies Road where the property will be found on the left hand side identified by our For Sale board

### Entrance Vestibule

With wood effect flooring, UPVC front door and opaque uPVC double glazed window to front elevation, wall mounted gas central heating boiler, radiator, further UPVC double glazed window to side elevation, doorway leading to entrance hallway and further archway leading to utility/cloakroom area.

### Utility

Fitted with a range of base level units with recess provided for washing machine, radiator, wood effect flooring, roll-top work surfaces.

### Entrance Hallway

Dado rail, stairs to first floor accommodation, door provides access to under stairs storage cupboard, attractive wood effect flooring.

### Living Room

13'10" max measurement x 10'10"

Well presented room with large UPVC double glazed window to front elevation, radiator, dado rail, feature fireplace with wooden surround marble hearth and gas fire inset, ceiling coving and wood effect flooring.

### Kitchen

8'10" x 8'0"

Attractive kitchen fitted with a range of eye and base level units, uPVC double glazed window to rear elevation, ceramic tiled splashbacks, one and a half bowl sink unit with mixer tap and drainer, fitted modern oven with four ring gas hob and extractor above, integrated freezer and integrated fridge and wood effect flooring.

### Dining Room

10'9" x 8'6"

Attractive room with sliding patio uPVC double glazed doors opening to rear garden, radiator and attractive wood effect flooring.

### Stairs/Landing

Spindle balustrade and ceiling hatch providing access to roof void.

### Bedroom One

12'8" x 10'11"

Well proportioned double bedroom with radiator and uPVC double glazed window to front elevation.

### Bedroom Two

10'10" x 9'11"

Another well-proportioned bedroom with radiator and uPVC double glazed window to rear elevation.

### Bedroom Three

8'10" x 8'8"

UPVC double glazed window to front elevation and radiator.

### Bathroom

Comprising panelled bath with fitted shower over, wash hand basin, airing cupboard housing water cylinder, opaque uPVC double glazed window to rear elevation, ceramic tiled walls and radiator.

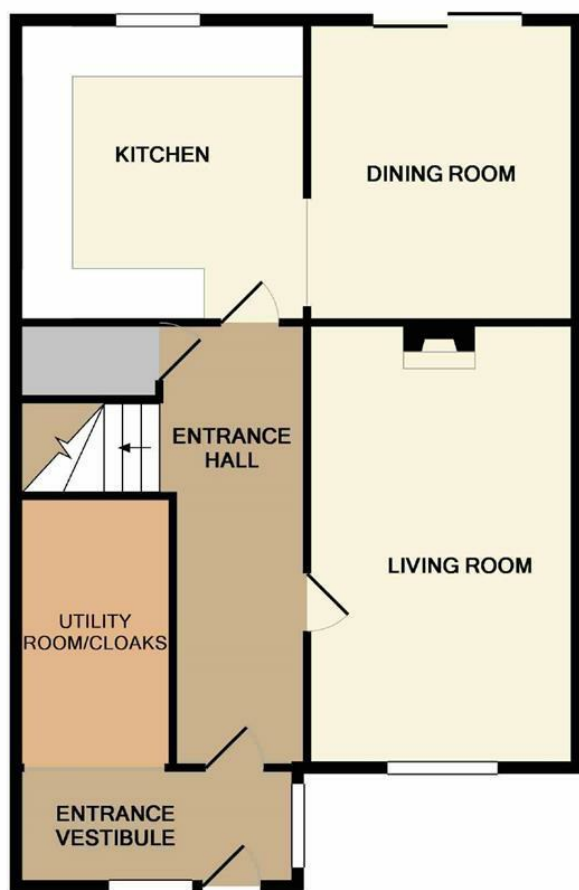
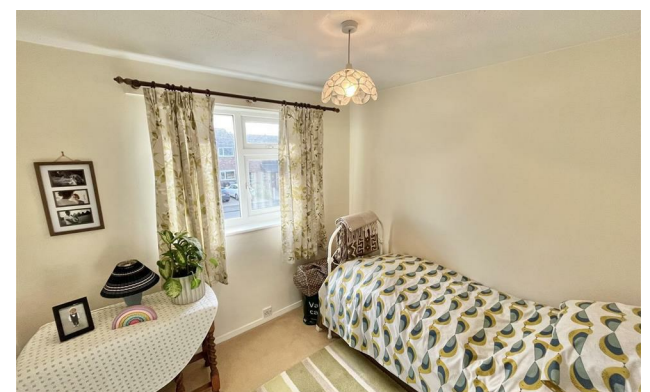
### Separate W.C.

With low level WC and opaque UPVC double glazed window to rear elevation.

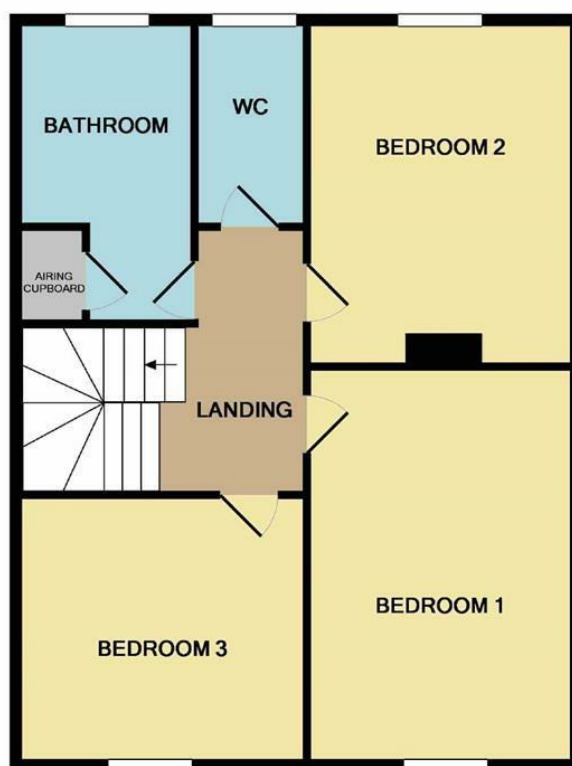
### OUTSIDE

#### Gardens

Paved driveway providing off-road parking and enclosed by timber fence boundaries to the front of the property. To the rear there is a low-maintenance garden which is mainly paved with mature shrubs and enclosed by timber fence boundaries.



GROUND FLOOR



1ST FLOOR

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	