



*jordan fishwick*

20 Bourne Street, SK9 5HD  
Guide Price £464,950



## Bourne Street Wilmslow SK9 5HD

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NO CHAIN ... Jordan Fishwick are pleased to offer to the market this extended three bedroom detached property located on Bourne Street in Wilmslow. Wilmslow centre offers a wide range of amenities, which include a number of local shopping facilities, bars and restaurants. Wilmslow train station offers a direct service to London Euston and Manchester City centre and the location caters for many different needs. 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. In brief the property comprises a welcoming hallway with access to a downstairs WC, two separate reception rooms and a large open plan kitchen dining space with access to a separate utility room. To the first floor there are three bedrooms and a family bathroom. Externally the property benefits from a large tarmac driveway which provides off road parking for a number of vehicles and this leads to the rear of the property where there is a detached brick built garage providing additional secure storage. To the rear of the property the garden is enclosed by a mature perimeter and is laid mainly to lawn.



**Entrance Hall**

UPVC double glazed composite front door providing access to the internal entrance hallway. UPVC double glazed window with stained glass effect to the front aspect. Access to the ground floor accommodation. Wall mounted radiator. Picture rail. Staircase with spindled balustrade leading to the first floor accommodation. Understairs storage cupboard.

**Downstairs WC**

A useful addition to any property comprising of a low-level WC and pedestal wash hand basin. Part tiled to the walls. UPVC double glazed window to the side aspect. Wall mounted radiator

**Living Room**

14'9 x 11'8

A generously proportioned reception room with UPVC double glazed bay window to the front aspect. Decorative ceiling cornice. Wall mounted radiator

**Sitting Room**

15'7 x 12'6

A further generously proportioned reception room with UPVC double glazed bay window to the rear aspect providing views to the rear garden. Wall mounted radiator. Picture rail. Gas fireplace with tiled hearth and stone effect insert

**Kitchen**

14'3 x 10'5

The kitchen is fitted with a range of wall, base and drawer units with complementary roll top work surfaces. Incorporated within the work surface there is a stainless steel sink bowl and drainer unit and a four ring gas hob with extractor hood over. There is an integrated double oven and grill. UPVC double glazed window to both side and rear aspects. Access to the utility room. Large arched opening through to the dining area.

**Dining Area**

10'8 x 6'7

UPVC double glazed window to the side aspect. Wall mounted radiator. Ample space for a dining room table and chairs set. Open plan with the kitchen creating a sociable kitchen diner

**Utility Room**

8' x 7'9

A useful addition to any property which comprises of a range of wall, base and drawer units with complementary roll top work surfaces and stainless steel sink bowl and drain unit with tiled splashback. Space for washing machine and tumble dryer. Space for a fridge and freezer. UPVC double glazed window and door to the rear aspect. Access to the rear garden. Wall mounted Baxi gas boiler

**First Floor Landing**

Access to the first floor accommodation. UPVC double glazed window to the side aspect.

**Bedroom One**

13'6 x 12

A generally proportioned double bedroom with UPVC double glazed window to the rear aspect. Wall mounted radiator. Picture rail. Fitted wardrobes providing storage and hanging space

**Bedroom Two**

12'7 x 12'

A well proportioned double bedroom with UPVC double glazed window with stained glass effect to the front aspect. Picture rail. Wall mounted radiator.

**Bedroom Three**

7' x 6'6

UPVC double glazed window with inset stained glass to the front aspect. Wall mounted radiator

**Bathroom**

Fitted with a traditional white bathroom suite comprising a low level WC, pedestal wash hand basin and panelled bath with mains shower fittings. UPVC double glazed windows to the rear aspect. Wall mounted radiator. Part tiled to the walls. Airing cupboard providing additional storage. Loft access (loft partially boarded).

**OUTSIDE**

To the front of the property there is a tarmac driveway which provides off road parking for a number of vehicles. To the rear the garden is enclosed having a hedged perimeter and is laid mainly to lawn with a small paved patio area, mature borders and hedgerow and hardstanding with a timber shed for additional storage.

**Detached Garage**

The garage has lighting and power supply.



- Detached Property
- Extended Accommodation
- Three Bedrooms
- Large Driveway
- Convenient location
- Enclosed rear garden
- Detached Garage
- No Chain



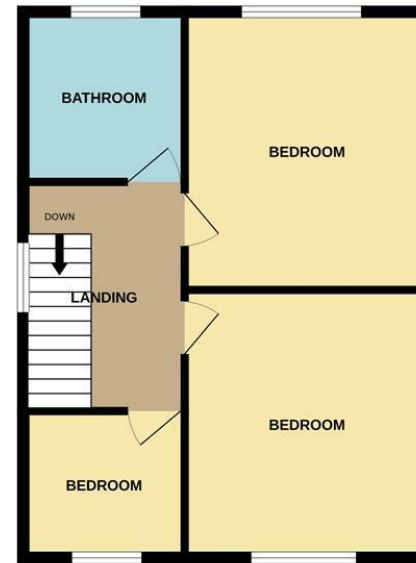
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>78</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &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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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

36-38 Alderley Road, Wilmslow, Cheshire, SK9 1JX

01625 532000

wilmslow@jordanfishwick.co.uk

www.jordanfishwick.co.uk