



jordan fishwick

18 Sunnybank Drive, SK9 6DY
Guide Price £414,950



Sunnybank Drive Wilmslow SK9 6DY

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Welcome to Bracken Cottage located on Sunnybank Drive which is situated within the highly popular South Wilmslow area. The property has been lovingly and tastefully modernised to a high specification throughout, having recently undergone extensive refurbishment and a significant extension to create a spectacular two double bedroom Period property. In brief the property is approached via a pebbled driveway which provides off-road parking and leads to the storm porch/Vestibule. Internally to the ground floor there are two separate reception rooms with the living room offering the benefit of having wood burning stove which create charm, character and warmth. To the rear of the property there is an open plan kitchen and dining area with beautifully appointed kitchen with integrated appliances and quartz's work surfaces. A set of UPVC double glazed French doors lead to the large and private rear landscaped garden. To the first floor there are two large double bedrooms and a beautifully presented bathroom. The property is offered to the market with No Vendor Chain with viewings by appointment.

Entrance Hall / Vestibule

4 x 3'5

UPVC double glazed composite entrance door providing access to the entrance hall/Vestibule. UPVC double glazed window to the side aspect. Oak laminate flooring. Contemporary internal door leading to the living room.

Living Room

13' x 12'

UPVC double glazed window to the front aspect. Wall mounted radiator. Feature cast-iron wood burning stove with tiled hearth. Oak laminate flooring. Internal contemporary door leading to a further reception room.

Sitting Room

13' x 9'

Staircase with spindle balustrade leading to the first floor accommodation. Oak laminate flooring throughout. Wall mounted radiator. Recessed ceiling lighting. Access to the kitchen diner.

Kitchen Diner

13' x 11'7

Ample space for a dining room table and chair set. Stunning fitted kitchen with matching wall, base and drawer units with complementary white quartz work surfaces. Fitted with a number of integrated appliances. UPVC double glazed window to the rear aspect. UPVC double glazed French doors leading to the rear patio and garden. Wall mounted radiator. Modern fitted gas combi boiler

First Floor Landing

Access to the first floor accommodation. Loft access.

Bedroom One

13' x 12'

Generously proportioned double bedroom, UPVC double glazed window to the front aspect. Wall mounted radiator.

Bedroom Two

10'3 x 9'5

A generously proportioned double bedroom with UPVC double glazed window to the rear aspect. Wall mounted radiator.

Bathroom

9' x 6'3"

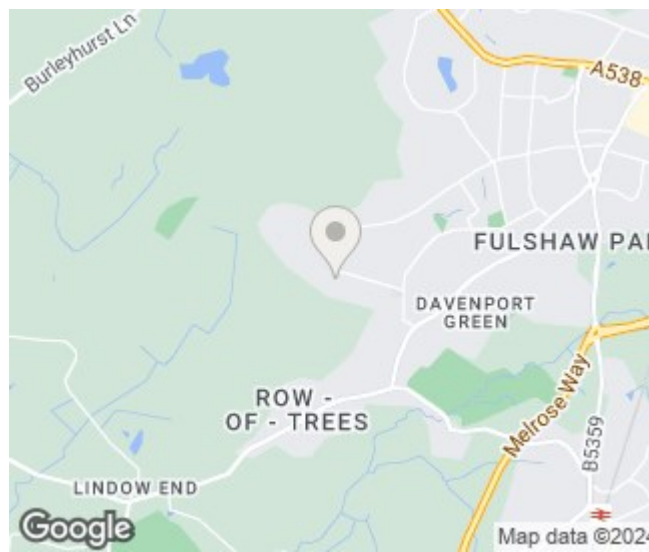
The bathroom is fitted with a stylish and modern three piece white suite which consists of a low-level WC, wall mounted wash hand basin within a vanity storage unit. Panelled bath with glazed shower screen and mains shower fittings. Tiling to the walls. Ceramic tiled flooring. Wall mounted bathroom cabinet with under unit display lighting. UPVC double glazed window to the rear aspect.

OUTSIDE

To the rear of the property the garden is enclosed to three sides and is laid mainly to lawn with mature borders and a number of trees. York stone paved patio. Pebble pathway leading to a side gate and the driveway provides off road parking.



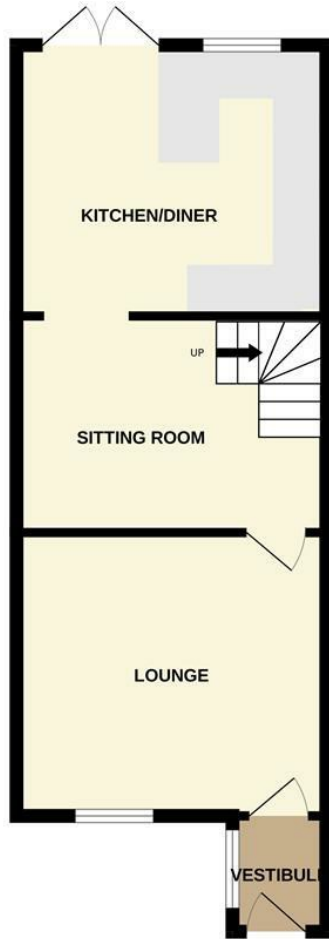
- Cottage Style Property
- Fully renovated
- Two double bedrooms
- Large rear Landscaped garden
- Wood Burning Stove
- Stunning bathroom
- High spec Kitchen
- Off road parking



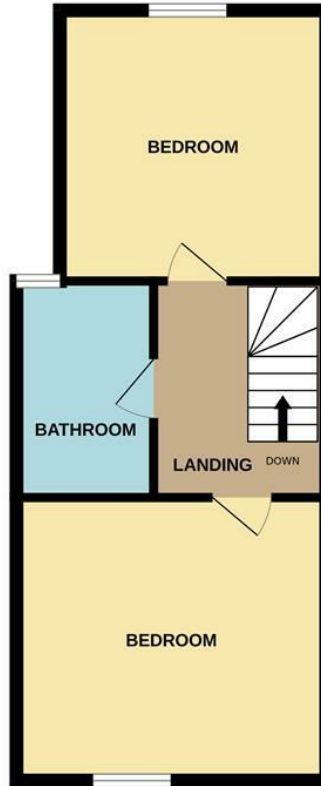
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 857 sq.ft. (79.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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