



Jordan fishwick

Boundary House Styal Road, SK9 4LE
Guide Price £489,950



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An extended three/ four double bedroom semi detached property in Styal. The property offers versatile accommodation with a large living room, kitchen diner, utility room, W.C and additional reception room/ bedroom to the ground floor. To the first floor there are three large double bedrooms with the principle bedroom benefiting from a large en suite shower room with large walk in shower area. There is a modern family bathroom. To the rear of the property the garden is enclosed and laid mainly to lawn with a small patio area. There is a gated driveway to the front offering off road parking.

Entrance Hallway

UPVC double glazed composite front door leading to the internal entrance hallway. Wall mounted radiator. UPVC double glazed window to the side aspect. Access to the ground floor accommodation. Staircase leading to the first floor.

Living Room

26'5 x 11'5

A generously proportioned large living room with UPVC double glazed bay window to the front aspect. Sliding patio doors to the rear garden. Wall mounted radiators. Decorative ceiling cornice.

Kitchen Diner

19'2 x 12'9 narrowing to 9'4

A well proportioned kitchen with ample space for a dining area. Fitted kitchen comprising a range of matching wall, base and drawer units with roll top work surfaces and tiled splashback. Incorporated within the work surface is an integrated 'Neff' four ring oven with extractor hood over. There is space for a fridge and freezer. Integrated dishwasher. Integrated oven and microwave. Ceramic tiled flooring. UPVC double glazed French doors lead into the rear garden. Access to utility room.

Utility Room

The utility room is fitted with a range of white base and wall unit with complementary white roll top work surfaces. Space for washing machine. Wall mounted 'Vaillant' gas boiler. UPVC double glazed composite door providing access to the side aspect. Ceramic tiled flooring. Hallway providing access to a downstairs W.C and an additional reception room/ bedroom.

Downstairs WC

Fitted with a traditional white two piece suite comprising a low level WC with push button flush and a wall mounted wash hand basin with mixer tap, tiled splashback and vanity unit. Wall mounted mirror. Wall mounted heated towel rail. UPVC double glazed window to the side aspect. Recessed ceiling lighting. Ceramic tiled flooring.

Reception Room/Additional Bedroom

11'7 x 7'3

A large principal bedroom with UPVC double glazed window to the front aspect. Wall mounted radiator. Ceiling lighting. Wall lights. Fitted wardrobes providing storage and hanging space. Access to ensuite shower room.

First Floor Landing

Access to the first floor accommodation.

Bedroom One

16'7 x 11'9

A large principal bedroom with UPVC double glazed window to the front aspect. Wall mounted radiator. Ceiling lighting. Wall lights. Fitted wardrobes providing storage and hanging space. Access to ensuite shower room.

En Suite

A modern fitted en suite, comprising a four-piece suite, which consists of a low-level WC with pushbutton flush, bidet, circular wash hand basin with vanity storage unit and a large walk-in shower area with glazed shower screen. Fully tiled splashback and mains shower fittings. Recessed ceiling lighting. Fully tiled to the walls. Ceramic tiled flooring. UPVC double glazed window to the side aspect. Wall mounted heated towel rail.

Bedroom Two

13'1 x 11'10

A further double bedroom with UPVC double glazed window to the front aspect. Wall mounted radiator. Fitted wardrobes providing storage and hanging space. Decorative ceiling cornice. Loft access.

Bedroom Three

12'6 x 11'10

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

Airing Cupboard

Housing hot water tank.

Family Bathroom

6'4 x 7'3

Fitted with a traditional and modern three piece white suite comprising a low level WC with push button flush, pedestal wash hand basin with mixer tap and a curved panelled bath with curved shower screen and mains shower fittings. Fully tiled to the walls. Ceramic tiled flooring. Wall mounted heated towel rail. Two separate UPVC double glazed windows to the rear aspect. Wall mounted bathroom cabinets with mirror frontage. Ceramic tiled flooring


OUTSIDE

To the rear of the property the garden is enclosed and laid mainly to lawn with a small patio area. There is a gated driveway to the front offering off road parking.



- Semi Detached
- 3/4 Double Bedrooms
- Versatile Accommodation
- Two Bathrooms
- Semi rural location
- Gated driveway
- Off road parking
- Enclosed rear garden



| Energy Efficiency Rating | | |
|--|---------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (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  |

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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