



Jordan fishwick

43 BARFORD DRIVE WILMSLOW SK9 2GB
Guide Price £199,950

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NO CHAIN. A ground floor two double bedroom apartment located a short drive away from Wilmslow centre. Wilmslow offers a wide range of shopping facilities, bars, restaurants, leisure centre and Wilmslow station which allows easy direct access to London Euston and Manchester City centre. This apartment comprises: two spacious double bedrooms, a generous living room area with UPVC double glazed French doors to front aspect and modernised kitchen space with some integrated appliances. The accommodation has a communal entrance area as well as a private entrance hallway leading into both double bedrooms and a stylish three-piece white suite shower room. Locally there is a wide choice of schools, state and private, alongside beautiful countryside areas surrounding. Internal viewings are a must to appreciate.

Entrance Hallway

10'5 x 3'2

Generous storage cupboard with fitted alarm system, wall mounted radiator and access to two bedrooms, bathroom and living space.

Living Room

16'3 x 10'4

A well proportioned living room with UPVC double glazed French doors leading to front aspect. Television aerial and telephone points and radiator. Access to the kitchen area.

Bedroom One

12'6 x 10'1

A good size double bedroom with UPVC double glazed window to front aspect, radiator and carpeted flooring that runs throughout.

Bedroom Two

10'1 x 8'8

A further double bedroom with UPVC double glazed windows to rear aspect and wall mounted radiator.

Shower Room

12'2 x 5'5

Fitted with a stylish three piece white suite, comprising a low-level WC with push button flush, fitted wash

basin with storage vanity below, shower with glazed shower screen and electric shower fittings. Part tiled to the walls. Wall mounted heated towel rail, UPVC double glazed frosted window to rear aspect and generous cupboard storage space.

Kitchen

12'8 x 7'4

Modern style kitchen with some integrated appliances and matching wall, base and drawer units with roll top work surface and complimentary splashback tiles. Incorporated in the worksurface is a 1 ½ stainless steel sink bowl and drainer. The kitchen is fitted with a four ring gas hob with extractor over and John Lewis branded oven. Wood style vinyl flooring, UPVC double glazed window and radiator. There is an additional generous space for free standing fridge freezer and washing machine appliances.

Outside / Car Park

To the side aspect of the property there is a residents car park and well tended communal gardens.



GROUND FLOOR



43 BARFORD DRIVE

Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix C2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	77
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	