





## 26 CROFTERS GREEN WILMSLOW SK9 6AY

Located on a quiet cul-de-sac location off Oak Lane in the popular South Wilmslow area is this extended three bedroom semidetached property with corner plot. In brief, the property comprises of an entrance hallway, downstairs, WC, kitchen, large open plan living/dining area which has been extended providing an additional family space/playroom. There is an integral garage providing additional storage which is accessed via the inner hall. To the first floor there are three bedrooms and a modern and stylish bathroom. The principal bedroom is larger than average and has two separate access points via the landing. This bedroom could easily be partitioned in to two creating a fourth bedroom. Externally the property sits at the head of a cul-de-sac being quiet and private due to its position. There is off-road parking to the front of the property whilst the rear garden benefits from a larger than average garden which is laid mainly to lawn.

### Entrance Hallway

Traditional external door providing access to the internal entrance hallway. Access to the ground floor accommodation. Radiator.

### Kitchen

The kitchen is fitted with a range of matching white wall and base units with complimentary rolltop worksurfaces. Incorporated within the worksurface. There is a 1 1/2 stainless steel sink bowl and drainer. Integrated single oven and four ring gas hob. UPVC double glazed window to the front aspect.

### Living/Dining Room

24 x 15,2

This large open plan, living and dining room, spans the rear of the property having a number of UPVC double glazed windows, providing natural light. Access to the inner hall and downstairs WC. Radiator. Access to the play room/family room and staircase with spindled balustrade leading to the first floor accommodation.

### Play Room

12,1 x 10,1

This extension provides an additional reception area having windows to both front and rear aspects with a set of UPVC double glazed sliding patio doors providing access to the rear garden. Radiator.

### Downstairs WC

fitted with a stylish and modern two-piece white suite, which consists of a low-level WC and a wash hand basin with mixer tap and tiled splashback. Base unit for storage.

### Kitchen

12,1 x 7'5

The kitchen is fitted with a range of matching white wall and base units with complimentary rolltop worksurfaces. Incorporated within the worksurface. There is a 1 1/2 stainless steel sink bowl and drainer. Integrated single oven and four ring gas hob. UPVC double glazed window to the front aspect.

### Living Room

This large open plan, living and dining room, spans the rear of the property having a number of UPVC double glazed windows, providing natural light. Access to the inner hall and downstairs WC. Radiator. Access to the play room/family room and staircase with spindled balustrade leading to the first floor accommodation.

### Bedroom One

16,7 x 15,2

This large principal bedroom is L-shaped having two separate internal doors providing access from the landing. This room could easily be partitioned to create a fourth bedroom. Two UPVC double glazed windows to the rear aspect. Radiator.

### Bedroom Two

15,2 x 7,5

Located to the front of the property. This double bedroom has two separate UPVC double glazed windows to the front aspect. Wall mounted radiator.

### Bedroom Three

7'5 x 6'3

Window to the rear aspect. Radiator.

### Landing

The landing provides access to the first floor accommodation. Loft access.

### Bathroom

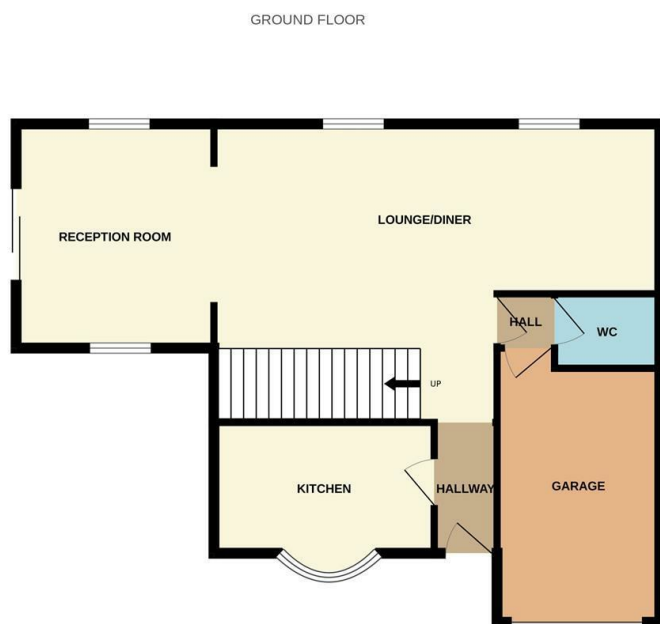
This recently installed modern and stylish bathroom consists of a four piece white suite, which comprises of a low-level WC with pushbutton flush, wall mounted wash, handbasin, panelled bath with shower attachment and a large shower area with glazed shower screen. Fully tiled splashback and mains shower fittings. Part tiled to the walls. Wall mounted heated towel rail. Recessed ceiling lighting. Wall mounted bathroom mirror fronted cabinet. UPVC double glazed window to the front aspect.

### Integral Garage

Space for utilities (washing machine and tumble dryer). Up and over garage door. Power and lighting.

### Outside

The garden is enclosed to the perimeter and benefits from a corner position being laid mainly to lawn. Off-road parking to the front of the property.



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C	70	
(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	