



jordan fishwick

9 Poplar Avenue, SK9 6LN
Guide Price £499,950

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Jordan Fishwick are pleased to introduce this extremely attractive detached home to the market situated within the ever popular, South Wilmslow location which is within convenient reach of sought-after local schools and Wilmslow village. The ground floor accommodation comprises in brief: entrance hallway, living room, with French style doors to the rear gardens, contemporary fitted breakfast kitchen, utility. The first floor accommodation comprises: master bedroom with en-suite shower room, two further attractive bedrooms and a modern fitted white bathroom suite. To the front of the property there is a well tended lawned garden and a driveway which provides off road parking. To the rear of the property there is a garden which is mainly laid to lawn and is enclosed via well defined boundaries. Internal viewings essential. NB: Photographs are pre-tenancy.

DIRECTIONS

From our Wilmslow office proceed in a northerly direction along Alderley Road to the Kings Arms roundabout. Take the Knutsford Road exit and turn first right into Gravel lane. Continue for a some distance and turn right onto Poplar Avenue and the property will be found identified by our For Sale board.

Entrance Hallway

Attractive front door with bevelled glass inset, stairs to first floor, security alarm panel.

Living Room

23'3" max recess x 11'6"

UPVC french style doors to rear garden, uPVC double glazed bay window to front, contemporary marble fire surround and hearth with modern gas fire inset, two radiators.

Breakfast Kitchen

22'7" x 8'8"

Fitted with a range of contemporary base and wall units with granite work surfaces over incorporating single sink unit, recess for range style cooker, fitted extractor hood, uPVC double glazed bay window to front, uPVC double glazed window to side, recess for American style fridge freezer, two radiators, tiled floor.

Utility

Plumbing for washing machine, tiled floor.

Downstairs W.C.

UPVC double glazed window to rear, low level wc, radiator, fitted wash hand basin, tiled floor, extractor fan.

Rear Entrance Porch

Tiled floor, uPVC double glazed window to side, uPVC door to rear garden, tiled floor. Door to downstairs wc.

First Floor Landing

Ceiling hatch to loft, fitted airing cupboard with gas central heating boiler.

Bedroom One

17'7" x 8'7"

A good size room with UPVC double glazed window to front, spotlights, television aerial point, radiator.

En-Suite

UPVC double glazed window to rear, fitted shower cubicle, low level wc, pedestal wash hand basin, low level wc, travertine tiled floor and splashbacks, heated towel rail.

Bedroom Two

10'7" max x 10'2"

UPVC double glazed window to rear, radiator.

Bedroom Three

10'3" x 8'6"

UPVC double glazed window to front, radiator.

Bathroom

Fitted with a white three piece suite comprising panelled bath with fitted shower over, low level wc, pedestal wash hand basin, uPVC double glazed window to front, spotlights, travertine tiled floor and splashbacks, heated towel rail.

Outside


Gardens

To the front of the property there is a well tended lawned garden and a driveway which provides off road parking. To the rear the enclosed garden is mainly laid to lawn with a patio area.



- Detached
- Three Bedrooms
- Attractive Accommodation
- South Wilmslow location
- Close to sought after schools
- Lawned rear garden
- Viewings Essential
- Off road parking

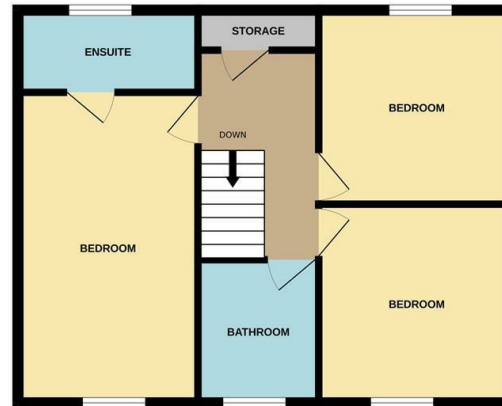


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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