



*jordan fishwick*

88 Bourne Street, SK9 5HB  
Guide Price £424,950





## Bourne Street Wilmslow SK9 5HB

Guide Price £424,950



A fantastic opportunity to purchase a well proportioned three bedroom semi-detached property in a popular south Wilmslow location, close to local shops on Chapel Lane, local primary schools and Lindow Common. For those requiring useful commuter links the train station offers a direct route to London and there is easy access to motorway networks and Manchester International Airport. Set back from the road, the property benefits from off-road parking for a number of vehicles and enjoys a degree of extra privacy to the position of the frontage. In brief, the property comprises: a well proportioned living room, large dining room with French doors leading to the rear garden and access to the kitchen creating an open plan kitchen diner. The modern fitted kitchen and bathroom are both stylish and well appointed, whilst the three bedrooms are well proportioned offering excellent accommodation. To the rear of the property there is an enclosed garden which is laid mainly to lawn with a resin bonded patio. The property is gas central heated via a modern Worcester combination boiler and UPVC double glazed. Early interest expected.



### **Entrance Hallway**

Traditional entrance door leading to the internal entrance hallway. Staircase with hand rail leading to the first floor. Wall mounted double panelled radiator. Access to the living room.

### **Lounge**

15'2 x 12'9

A well proportioned living room with UPVC double glazed window to the front aspect. Wall mounted double panelled radiator. TV point. Decorative ceiling cornice. Access to the dining room and understairs storage cupboard.

### **Dining Room**

16'2 x 9'9

Large dining room with UPVC double glazed French doors leading to the rear garden. A large opening leading through to the kitchen. Two UPVC double glazed windows to the side aspect. Wall mounted double panelled radiator.

### **Kitchen**

9'6 x 8'5

The kitchen is fitted with a modern range of wall, base and drawer units with complementary roll top work surfaces with matching splashback. Incorporated within the work surface is a stainless steel sink and drainer unit. There is space for a range oven, space for a fridge and freezer, space for a dishwasher and plumbing for a washing machine. Wall mounted Worcester gas combination boiler. UPVC double glazed window providing views to the rear garden. UPVC double glazed composite door leading to the side aspect.

### **Landing**

Access to the three bedrooms and a family bathroom. Loft access (the loft has been partially boarded adding extra storage space and has a pull down ladder). UPVC double glazed window to the side aspect.

### **Bedroom One**

14' x 8'4

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

### **Bedroom Two**

9'8 x 9'1

A further double bedroom with UPVC double glazed window to the front aspect. Wall mounted radiator.

### **Bedroom Three**

10'1 x 7'6

UPVC double glazed window to the rear aspect. Wall mounted radiator.

### **Bathroom**

Fitted with a modern three-piece white suite, comprising a low-level WC with push button flush, wall mounted wash hand basin with mixer tap and tiled splashback. White bath with mains shower over and glazed shower screen. Wall mounted heated towel rail. Mirror fronted bathroom wall cabinet. UPVC double glazed window to the front aspect.

### **Outside**

To the rear of the property the garden is enclosed and laid mainly to lawn with a resin bonded patio area creating a perfect sitting area outdoors. Useful storage shed. To the front of the property there is a lawned garden and paved pathway with off-road parking.





- Semi Detached Property
- Three Bedrooms
- Well proportioned accommodation
- Convenient location
- Enclosed rear garden
- Set back from the road
- Paved pathway and off road parking
- Close to local shops on Chapel Lane

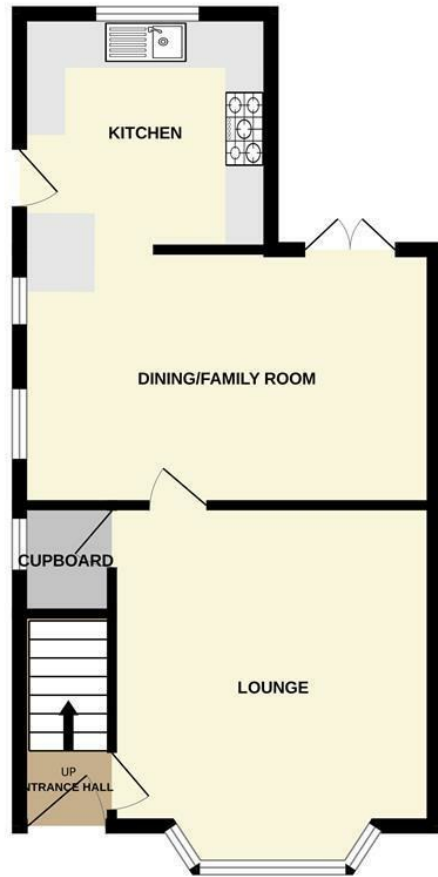


| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>84</b> |
| (69-80) <b>C</b>                            | <b>67</b>                  |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |





GROUND FLOOR  
460 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR  
359 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA: 819 sq.ft. (76.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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