

## 56 HOWTY CLOSE WILMSLOW SK9 2SH

Jordan Fishwick are pleased to offer to the market. This stunning and exceptional two double bedroom, modern mid Mews property. The property is located within walking distance of summer fields village and Handforth and is convenient for transport into Manchester City centre and Stockport via the A34. The property is a short drive away from Wilmslow which is a thriving village, offering many bars, restaurants and leisure facilities. The new Manchester Airport relief road provides easy access to Manchester Airport and links many of the nearby villages with ease. In brief the property comprises of an entrance hallway with access to the utility area/ room. There is a large open plan sociable living room and kitchen diner. Within the living room, there is a media wall, whilst the kitchen area boasts a stylish and quality fitted kitchen with central island which forms a breakfast bar. The kitchen is fitted with a number of quality integrated appliances and has a set of UPVC double glazed French doors which lead to the rear garden. Located on the first floor. There are two double bedrooms with the principal bedroom benefiting from fitted cupboard/wardrobe. To complete the specification, there is a recently fitted and stunning bathroom suite. To the rear of the property, the garden is low maintenance being paved, whilst and there is parking to the front.

### Entrance Hallway

6'0 x 2'9

UPVC double glazed composite entrance door, providing access to the internal entrance hallway. UPVC double glazed window to the side aspect. Access to the utility room. Access via an internal glazed door to the open plan living room/kitchen diner.

### Utility Room

6'0 x 2'9

A practical addition to the property, which is fitted with a stylish and modern range of wall and base units with butcher block style work surface with tiled splashback. Incorporated within the work surface there is a circular sink bowl with mixer tap. Wall mounted heated towel rail. UPVC double glazed window to the front aspect. Space for a washing machine.

### Living Room / Kitchen Diner

21'3 x 15'2

This large open plan and sociable space has a UPVC double glazed window to the front aspect. Fitted media wall for a TV. Ample space for living room furniture. The kitchen is fitted with a range of quality wall, base and drawer units with complimentary work surfaces. The kitchen is fitted with a number of quality integrated appliances, which include a double 'Neff' oven, fridge and separate freezer, AEG integrated dishwasher and an induction hob with builtin internal extraction unit. The central island provides an additional food preparation surface whilst also forming a breakfast bar area. UPVC double glazed window to the rear aspect. UPVC double

glazed French doors leading to the rear garden. There is a modern wall mounted Worcester gas boiler concealed within a kitchen wall unit.

### Landing

6'0 x 3'0

Access to the first floor accommodation.

### Bedroom One

10'6 x 12'1

UPVC double glazed window to the front aspect. Wall mounted radiator. Fitted storage cupboard providing hanging space.

### Bedroom Two

9'1 x 9'1

A further double bedroom with UPVC double glaze window to the rear aspect. Wall mounted radiator.

### Bathroom

6'0 x 5'0

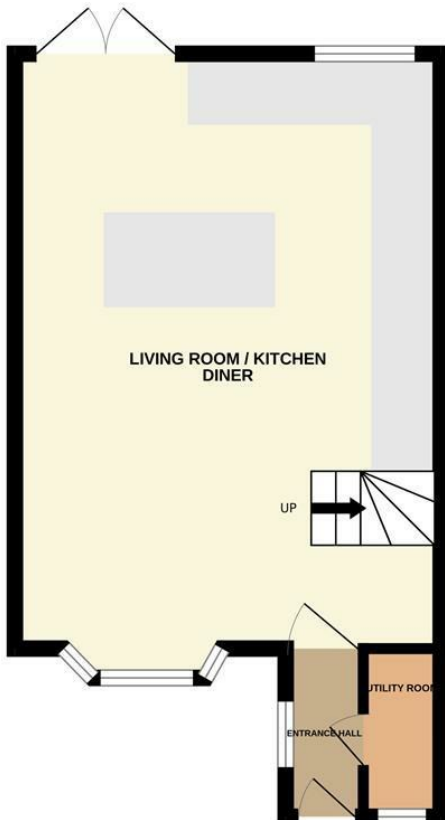
A stylish and recently fitted modern three-piece white bathroom suite comprising of a low-level WC with pushbutton flush, wall mounted wash hand basin within a vanity unit with storage and a white panelled bath with glazed shower screen and mains shower fittings. Wall mounted heated towel rail. UPVC double glazed window to rear aspect. Tiling to the walls.

### Outside

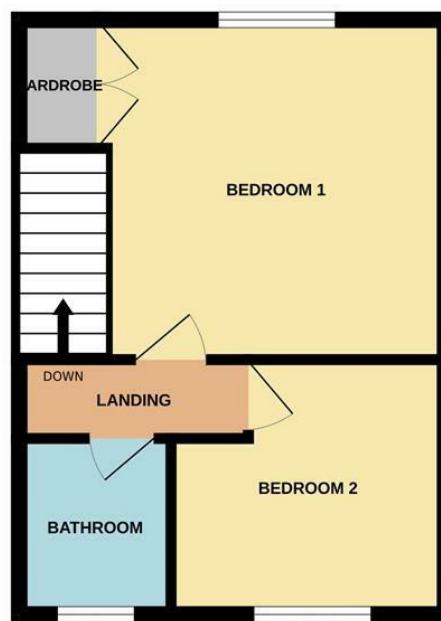
To the rear of the property, there is an enclosed low maintenance garden, which is paved with a small border. There is parking at the front.



GROUND FLOOR  
359 sq.ft. (33.3 sq.m.) approx.



1ST FLOOR  
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 680 sq.ft. (63.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	