



jordan fishwick

46A NEWTON ROAD WILMSLOW SK9 4DZ
Guide Price £299,950

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NO CHAIN..... A modern two double bedroom semi detached property which is offered to the market with No Onward Vendor Chain. Located within the Lacey Green area the property is well placed being in close proximity to Wilmslow town centre. In brief the property comprises an entrance hallway with tiled flooring. A tastefully decorated living room with oak laminate flooring, bespoke fitted plantation shutters and benefiting from a useful and spacious understairs storage cupboard. The kitchen diner is well proportioned being fitted with a matching and modern range of kitchen units. There is an integrated gas hob and under counter single oven, space for a dishwasher, washing machine and fridge freezer. There is a useful pantry cupboard and access to the downstairs WC and plenty of space for a kitchen table and chair set. To the first floor there are two well proportioned double bedrooms, both fitted with bespoke plantation shutters. The second bedroom also has a built-in storage cupboard. There is a modern bathroom with three piece white stylish bathroom suite. The property is double glazed and gas central heated via a 'Baxi' combination gas boiler, with the ground floor having under floor heating. The loft is boarded. Externally to the rear of the property there is an enclosed, well maintained rear garden which includes a paved patio and steps leading to a raised lawned garden. To the front of the property there is a driveway providing off-road parking for two vehicles and a paved pathway leading to the rear garden with gated access.



- Modern Semi
- Two double bedrooms
- No Chain
- Kitchen diner
- Garden with patio
- Off road parking
- Downstairs WC
- Modern bathroom

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		90	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC