



*jordan fishwick*

13 Lindow Fold Drive, SK9 6DT  
Guide Price £469,950



## Lindow Fold Drive Wilmslow

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Located off Cumber Lane in the highly sought after south Wilmslow location this well proportioned three bedroom link detached property is situated on Lindow Fold and offers versatile and extended accommodation. In brief the property comprises of a hallway which leads to the ground floor and first floor accommodation. The hallway provides direct access to a downstairs WC and the converted garage which is currently used as a playroom and home office, but could be used as a bedroom for those buyers who require ground floor bedrooms. There is a large living room with feature living flame gas fireplace. There is also a well proportioned separate reception room used as a dining room with a set of patio doors which lead to the rear garden. Access from the dining room is a large kitchen measuring approximately 17ft in length which is fitted with a modern and stylish range of kitchen units. There is a separate utility area providing space for a washing machine, tumble dryer and fridge / freezer. To the first floor there are three well proportioned bedrooms, each bedroom benefiting from fitted bedroom furniture which provide useful and additional storage. To complete the internal accommodation there is a modern bathroom which benefits from a four piece suite which includes a shower enclosure and separate bath. The property is double glazed and gas central heated. Externally there is a paved driveway providing off-road parking and a lawned garden to the front of the property. To the rear there is an enclosed and private garden which is laid mainly to lawn with a paved patio.



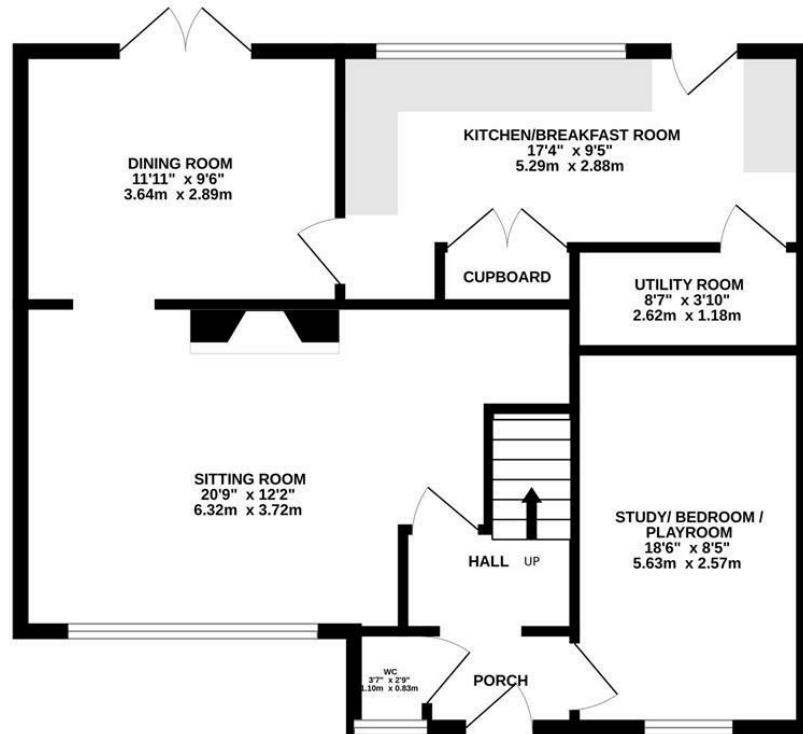
- Link Detached
- Covered Garage
- Three generous bedrooms
- Modern fitted kitchen
- Off road parking
- Gardens front and rear
- Double glazed and GCH
- South Wilmslow location



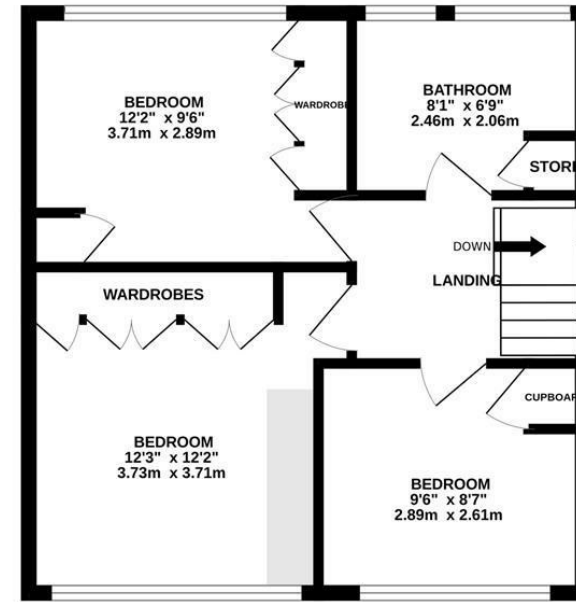
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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