



**jordan fishwick**

12 DEAN DRIVE WILMSLOW CHESHIRE SK9 2EP  
Guide Price £448,000



## 12 DEAN DRIVE WILMSLOW CHESHIRE SK9 2EP

**NO CHAIN.** This traditional three bedroom semi detached property is located on this popular road to the North of Wilmslow town centre and is only a short drive to the A34 bypass, Manchester International Airport and the motorway networks. Offering off road parking for a number of vehicles along with a garage, good sized rear garden and a spacious interior make this property a great family home. The property internally comprises an entrance hallway, downstairs W.C, lounge and separate dining room. Additionally there is a large kitchen diner with views over the rear garden. To the first floor there are two double bedrooms and a good sized single bedroom, a large bathroom with windows to both the side and rear aspects. Externally there is a well presented mature garden and a detached brick built garage which is ideal for secure storage. The property is double glazed and gas central heated.



GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Mergin 12024



- Semi Detached
- Three Bedrooms
- Large kitchen Diner
- Garden to rear
- Garage
- Off road parking
- Downstairs WC
- Double Glazed

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
62	78		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales EU Directive 2002/91/EC</p>		<p>England &amp; Wales EU Directive 2002/91/EC</p>	