



*jordan fishwick*

10 Eden Close, SK9 6BG  
Guide Price £699,950





## Eden Close Wilmslow SK9 6BG

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A three bedroom extended detached property located on a cul-de-sac position within the highly desirable south Wilmslow Location. In brief the internal accommodation comprises of an entrance hallway, generously proportioned living room with feature fireplace. A set of internal glazed double doors provide access to a formal and separate dining room. Additionally, to the ground floor there is an open plan kitchen and dining/breakfast area with the kitchen consisting of a matching range of wall and base units with the dining area featuring a set of UPVC double glazed patio doors which lead to the rear garden. There is a downstairs W.C with access to a small garage which offers useful and additional secure storage. Located on the first floor there are three bedrooms and a family bathroom. Both bedrooms one and two are generously proportioned doubles and benefit from having windows to both the front and rear, providing dual aspect views. The family bathroom consists of a four piece traditional bathroom suite featuring both a separate bath and separate shower enclosure. The property also has a partially converted loft space which is accessed via a pulldown ladder from the landing. This loft space features two Velux skylights providing natural light. Externally to the rear of the property there is a mature garden which is laid mainly to lawn with an enclosed perimeter and paved patio. To the front of the property there is a further mature garden with a stunning magnolia tree and a driveway which provides off road parking.







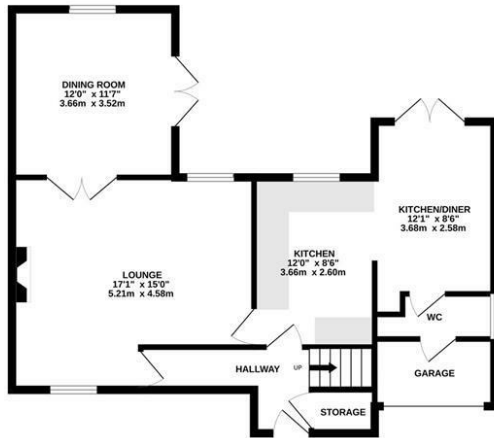
- Detached Property
- Extended
- Three bedrooms
- Partially Converted Loft
- Kitchen Diner
- Downstairs W.C
- Mature Garden
- Off road parking
- South Wilmslow Location



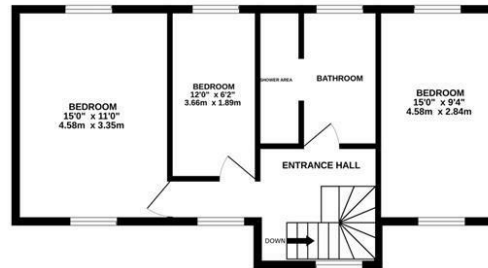
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



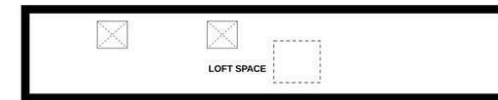
GROUND FLOOR  
714 sq.ft. (66.4 sq.m.) approx.



1ST FLOOR  
538 sq.ft. (50.0 sq.m.) approx.



2ND FLOOR  
213 sq.ft. (19.8 sq.m.) approx.



TOTAL FLOOR AREA : 1466 sq.ft. (136.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

36-38 Alderley Road, Wilmslow, Cheshire, SK9 1JX

01625 532000

wilmslow@jordanfishwick.co.uk

www.jordanfishwick.co.uk