

29 Lindfield Estate North, Wilmslow, Cheshire, SK9 5EX

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A deceptively spacious 3 bedroom, mid terrace property in a popular south Wilmslow location within walking distance of the town centre. The accommodation briefing comprises of: entrance hall, lounge, recently fitted contemporary kitchen, 3 bedrooms and a bathroom. The property benefits from gas central heating, upvc double glazing, and a good size L shaped garden. Viewing is essential to appreciate what this property offers.

Ground Floor

Entrance Hall: Upvc door with decorative glass and lead inlay, laminate flooring, stairs to first floor, door to lounge.

Lounge: 13' 1" x 12' 6" (4.00m x 3.82m) Upvc double glazed window to front elevation, radiator, power points, pendant light, television aerial point, under stairs storage cupboard, door to kitchen/diner.

Kitchen/Dining Room: 16' 7" x 9' 7" (5.05m x 2.93m) Recently fitted range of 'Shaker' style walnut effect wall and base units with contemporary stainless steel handles with rolled edge work surfaces to tiled splash backs, inset composite single drainer sink unit with mixer tap, inset stainless steel five ring hob with extractor over and pan drawers under, eye level double oven, tiled floor, space for fridge, built in freezer, space and plumbing for washer/dryer, cupboard housing wall mounted combination boiler for domestic hot water and central heating, two double glazed windows overlooking the rear garden, door to rear garden.

First Floor

Landing: Access to roof space, pendant light, doors off to:

Bedroom 1: 16' 7" x 9' 2" (5.05m x 2.80m) Max. Upvc double glazed window to front, radiator, power points, telephone point, television aerial point.

Bedroom 2: 8' 2" x 8' 10" (2.50m x 2.70m) Upvc double glazed window to rear, radiator, power point, down lights.

Bathroom: 6' 2" x 8' 10" (1.89m x 2.70m) Upvc double glazed window to rear, 3 piece suite comprising of panelled bath with Mira 'Sport Max' electric shower over, pedestal wash hand basin, low level wc, tiled splash backs, oak style flooring, radiator.

Bedroom 3: 11' 6" x 9' 2" (3.50m x 2.79m) Upvc double glazed window to rear, radiator, power points.

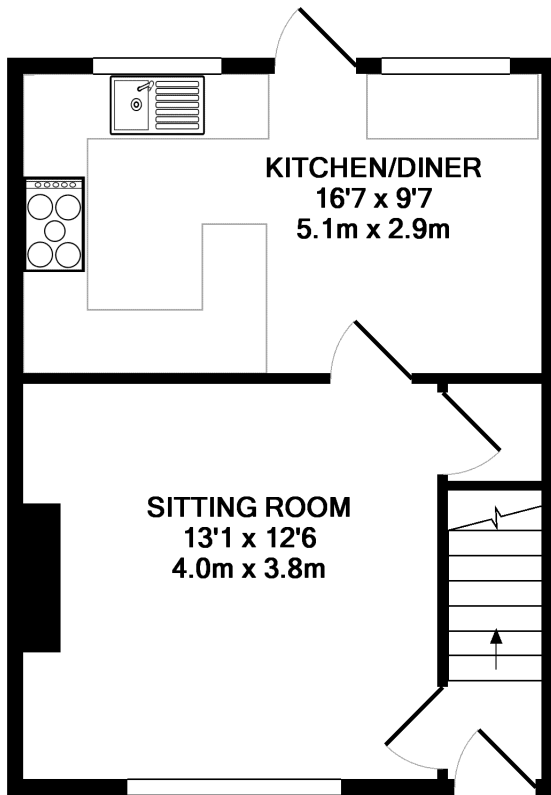
Outside

Garden

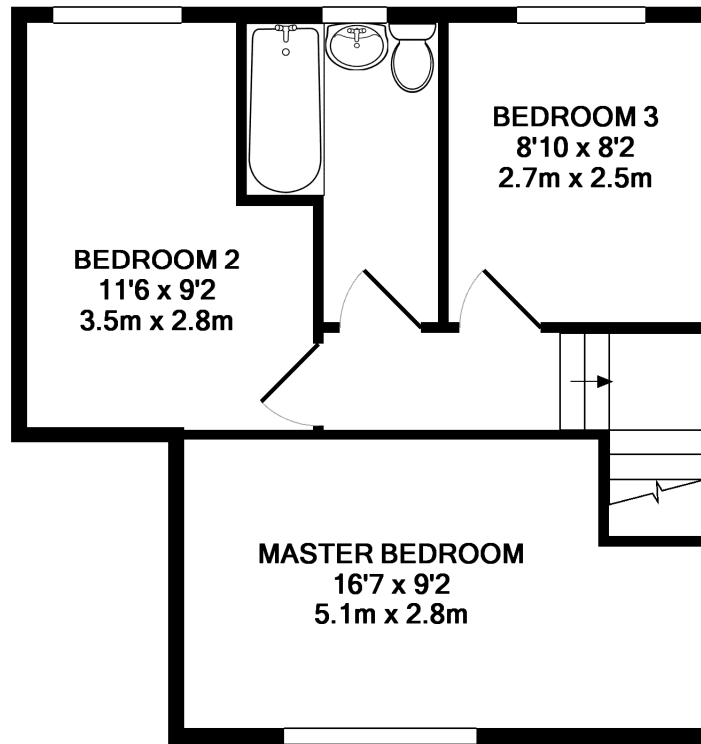
To the front of the property the garden has defined borders and is mainly laid to lawn with a path leading to the front door. To the rear of the property there is a paved patio area, with outside tap. The garden is L shaped and is deceptively large with well defined high privet hedging affording a good degree of privacy, which is mainly laid to lawn. Access to the rear of the garden can also be gained from the side of the house.

Location: The property is conveniently situated within easy reach of Wilmslow town centre with its excellent range of shops and general services, restaurants and wine bars. There are good local schools in the area for children of all ages, both State and Private. For the commuter Wilmslow railway station is on the main line to London Euston and also provides a regular commuter service to Manchester and surrounding districts. Access to the North West motorway network is within a short drive as is Manchester International Airport. The A34 Wilmslow by-pass is within easy reach and provides access to the superstores at Handforth Dean and Cheadle Royal and thereon to the business centres of Manchester and Stockport. Wilmslow leisure centre caters for many sporting activities and there are also a number of private sporting clubs in the surrounding area.

Directions: From the centre of Alderley Edge head towards Wilmslow. At the roundabout take the 3rd exit into Bedells Lane. After 0.2 of a mile continue onto Hawthorn Street taking the left turning into Beech Lane. After 0.1 of a mile turn left onto Lindfield Estate North where the property will be found at the end on the left hand side.

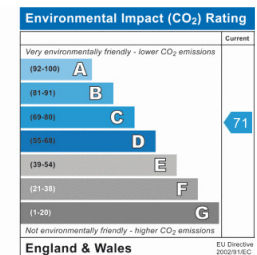
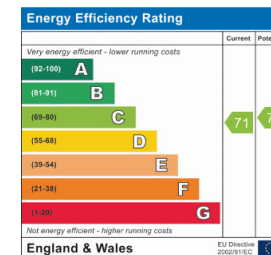


GROUND FLOOR



1ST FLOOR

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All measurements are approximate

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