

29 Glenside Drive, Wilmslow, SK9 1EH

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This fabulous 4 bedroom detached family home boasts an impressive interior and enjoys high quality upgrades throughout situated within the ever popular Thorngrove Park development.

Internally the ground floor accommodation comprises: Entrance hallway, living room, dining room, good size conservatory, modern kitchen and a downstairs W.C. The first floor accommodation comprises: landing, master bedroom with en-suite, second bedroom with en-suite, two further double bedrooms and a family bathroom suite.

To the front of the property there is a driveway which provides off road parking and leads to the single integral garage. To the rear of the property is a paved patio leading on the lawned garden with flower and shrub boarders with a pergola with lights and heat lamps suitable for alfresco dining.

An Internal viewing is essential in order to fully appreciate this upgraded family home.

Ground Floor

Porch: Brick built with open access to the front and a double glazed pvc door with decorative glass panel leading into the hallway.

Entrance Hall: Ceiling coving, radiator, laminate flooring. Stairs to the first floor with under stairs storage cupboard, power points, doors off to;

Cloakroom: 5' 5" x 4' 11" (1.65m x 1.49m) Fitted with a modern suite comprising of a low level wc with concealed cistern, wash hand basin inset into vanity unit with full wall mirror, tiled floor, chrome ladder style radiator, ceiling extractor fan and ceramic tiled floor.

Kitchen: 'L' Shaped 15' 5" x 10' 4" narrowing to 5'9" (4.70m x 3.15m narrowing to 1.76m) Upvc double glazed window to front and door to side, fitted with a modern range of wall and base units with work surfaces over to tiled splash backs with inset 1 1/2 bowl single drainer sink units, inset 4 ring gas hob with extractor hood over, double oven, integrated larder fridge, space and plumbing for dishwasher, cupboard housing boiler for domestic hot water and central heating, power points, down lights, Karndean tiled floor.

Lounge: 16' 1" x 11' 8" (4.89m x 3.56m) Upvc double glazed window to rear, ceiling coving, feature fireplace with wooden mantle and surround with stone inserts and hearth, laminate wood flooring, radiators, power points, tv aerial point, open up to;

Dining Room: 10' 10" x 10' (3.30m x 3.05m) Upvc double glazed window and door to conservatory, down lights, radiator, power points, laminate wood flooring.

Conservatory: 15' x 13' 5" (4.58m x 4.10m) Double glazed windows to three sides and double glazed French doors providing access to the garden. Wall mounted electric heaters, Karndean wood flooring.

Integral Garage: 16' 9" x 8' 6" (5.11m x 2.58m) With electric roller shutter door, base units with rolled edged work surfaces over with inset stainless steel single drainer sink unit, space and plumbing for washing machine and dryer, power points.

First Floor

Landing: Ceiling coving, access to loft space, down lights, power points, airing cupboard, wood flooring, doors off to;

Bedroom 1: 13' 9" x 13' 1" (4.20m x 4.00m) max. Upvc double glazed window to front, built in drawer units with bedside tables, built in wardrobes with hanging rail and mirror sliding doors by 'Sliderobes', down lights, radiator, power points, wood flooring.

En Suite Shower Room: Fitted with a modern white suite comprising of corner shower cubicle with glazed shower screen and sliding doors with Mira shower over, low level wc, wall mounted wash hand basin, tiled walls and floor, chrome heated ladder towel radiator, down lights, extractor fan.

Bedroom 2: 11' x 8' 8" (3.36m x 2.65m) Upvc double glazed window to front, built in wardrobes with mirror sliding doors with hanging rails and shelving by 'Sliderobes', down lights, power points, radiator.

En Suite Shower Room: Upvc double glazed window to side, fitted with a modern white suite comprising of corner shower cubicle with glazed shower screen and sliding doors with Mira shower over, low level wc, wash hand basin inset into vanity unit with cupboard under, tiled walls and floor, chrome heated ladder towel radiator, down lights, extractor fan, shaver point.

Bedroom 3: 11' 10" x 9' 5" (3.60m x 2.88m) Upvc double glazed window to rear, built in wardrobes with hanging rail, shelving and drawer unit, radiator, power points.

Bedroom 4: 12' 1" x 7' 1" (3.68m x 2.16m) Upvc double glazed window to rear, radiator, power points, wood flooring.

Bathroom: Upvc double glazed window to rear, fitted with a modern white suite comprising, panelled bath, wall mounted wash hand basin, low level wc, 1/2 tiled walls, tiled floor, down lights, extractor fan, chrome heated ladder style towel radiator.

Outside

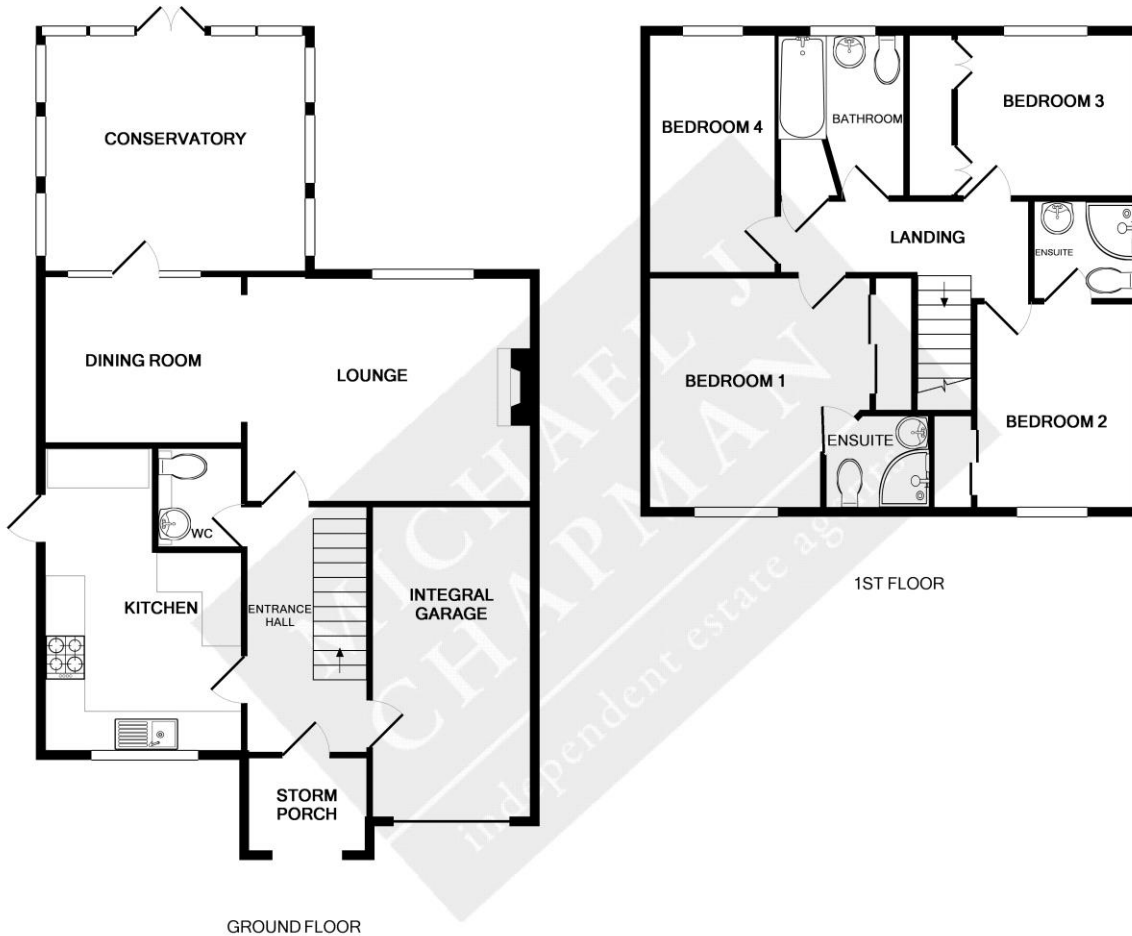
Garden

To the front of the property is a pattern imprinted concrete drive providing off road parking for several cars with shaped lawn gardens with mature shrub beds with gated side access to the rear.

To the rear of the property there is a paved patio leading to the lawned garden with mature flower and shrub boarders and a further area with a pergola with lights and heat lamps suitable for alfresco dining.

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 our office in Alderley Edge, proceeds toward Wilmslow and at the roundabout take the third exit onto the A34 by-pass. At the next roundabout take the third exit off into the Prestbury link road and turn first left into Leaside Way, and then turn left into Glenside Drive follow the road around to the right and the property will be found on the left hand side identified by our For Sale board. (For sat-nav users: postcode - SK9 1EH).



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Performance Certificate

29, Glenside Drive, WILMSLOW, SK9 1EH
 Dwelling type: Detached house Reference number: 8008-3402-7829-9877-7143
 Date of assessment: 30 September 2014 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 30 September 2014 Total floor area: 111 m²

Use this document to:

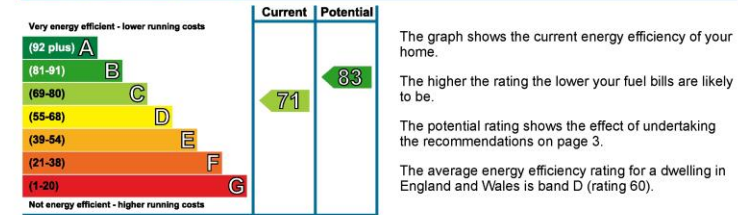
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,589
Over 3 years you could save	£ 357

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 393 over 3 years	£ 201 over 3 years	
Heating	£ 1,875 over 3 years	£ 1,800 over 3 years	
Hot Water	£ 321 over 3 years	£ 231 over 3 years	
Totals	£ 2,589	£ 2,232	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£ 108	<input checked="" type="checkbox"/>
2 Low energy lighting for all fixed outlets	£110	£ 159	<input type="checkbox"/>
3 Solar water heating	£4,000 - £6,000	£ 90	<input checked="" type="checkbox"/>

See page 3 for a full list of recommendations for this property.
 To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



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