



Cheshire Brick 3 bedroom property in quiet cul-de-sac

14 Tudor Green, Wilmslow, Cheshire, SK9 2RG

Leasehold (999 years from 1 January 1987 years remaining)

savills

Three bedrooms • Two reception rooms • Family bathroom • Utility room • Downstairs WC • Integral garage • Off road parking

Local information

An attractive Cheshire Brick three bedroom linked detached family home situated on a well placed cul-de-sac equidistant from Summerfields Village Centre (0.7 miles) which offers a good range of amenities including two supermarkets and a pharmacy; and Wilmslow Academy (0.7 miles).

The town centre amenities including Waitrose, the mainline train station and The Carrs park are under 1.1 mile away. Larger shopping and recreational facilities such as Marks & Spencer, John Lewis, golf clubs and fitness centres are within a 10-15 minute drive. Wilmslow High School is 1.9 miles away.

The property is well placed for easy access to the A34 and M56 for commuters to Manchester and the North West commercial centres. Manchester Airport lies 5.2 miles away. Wilmslow train station offers a 1 hour 51 minute service to London Euston, a 19 minute service to Manchester Piccadilly and a 10 minute service to Manchester Airport.

About this property

Located in a quiet cul-de-sac, this property offers 1158 sq ft of light, spacious and flexible accommodation. The current owners have recently remodelled and upgraded the property resulting in a spacious and well-balanced home ideal for family living. A few stand-out highlights include; bespoke fitted wardrobes, chrome light switches, newly fitted carpets and a HIVE smart heating system.

The accommodation is entered

through a panelled front door into an enclosed hallway with cloakroom/WC. This leads into a generously proportioned 28'3 triple aspect living/dining room with an electric fire providing an attractive focal point. The dining area is open to the kitchen and features a range of modern gloss units, integrated Neff dishwasher, a Rangemaster cooker and space for an American fridge/freezer. The utility room offers further storage space for a washing machine and tumble dryer and integral access into the garage with a newly-fitted door.

The first floor landing leads to three bedrooms and a modern family bathroom. Worthy of note is the generous principle bedroom which has been fitted at great expense and benefits from bespoke wardrobes.

Externally, the property benefits from off-road parking and external access to the garage. To the rear the generous North-West facing gardens enjoy a high degree of privacy and are mainly laid to lawn. The decked patio area adjoining the kitchen French doors provides the perfect spot for outdoor entertaining.

Tenure

Leasehold

EPC rating = D

Viewing

Strictly by appointment with Savills





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Gross internal area (approx) 104.8 sq m / 1128 sq ft

Outbuildings Garage 12.1 sq m / 130 sq ft

Total 116.9 sq m / 1158 sq ft (inc limited use area 0.8 sq m / 9 sq ft)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			81
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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