



Mainwaring Drive, Wilmslow, SK9

£250,000

Guide Price

Tenure: Freehold, **Bedrooms:** 2

What more can be said apart from Location, Location, Location as this beautifully presented, modern link-detached home is extremely well located on the popular 'Summerfields' area of Wilmslow, within walking distance of Wilmslow Town Centre, train station and local shops within easy acc

Key features:

- Guide price £250,000 to £260,000
- Two double bedrooms
- Off-road and garage parking
- Cul-de-sac location
- Highly sought after location
- Newly fitted kitchen
- Conservatory
- Well maintained private rear garden
- Double glazed windows and gas central heating

Extra info:

- **Council Tax:** Band C (£143.00 per-month)
- **Chain Position:** Currently looking
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



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by the current owners to an exceptional standard and also has the advantage of recently having a new modern kitchen/dining area installed and boasts a great sized conservatory which overlooks the fantastic sized but also beautiful private rear garden. This spectacular family home accommodation briefly consists of good sized entrance hallway, bright/airy but also spacious lounge, and newly fitted and modern kitchen/dining room and great sized useful conservatory to the ground floor. To the first floor you will find two very well sized bedrooms and modern fitted family bathroom. Externally are well maintained gardens front and rear, with driveway parking/garage also to the front. The property is warmed with gas central heating and double glazing. This is a property that needs your full attention as it will not be on the market long, so act fast and get your viewing booked !!!!!!!!!!!!!!!

Entrance hallway:

Lounge: 13"4 x 13"2

Kitchen/Dining Room: 13"2 x 9"9

Conservatory: 13"0 x 9"8

First Floor Landing:

Bedroom One: 13"2 x 9"5

Bedroom Two: 9"2 x 7"0

Family Bathroom: 6"0 x 5"5

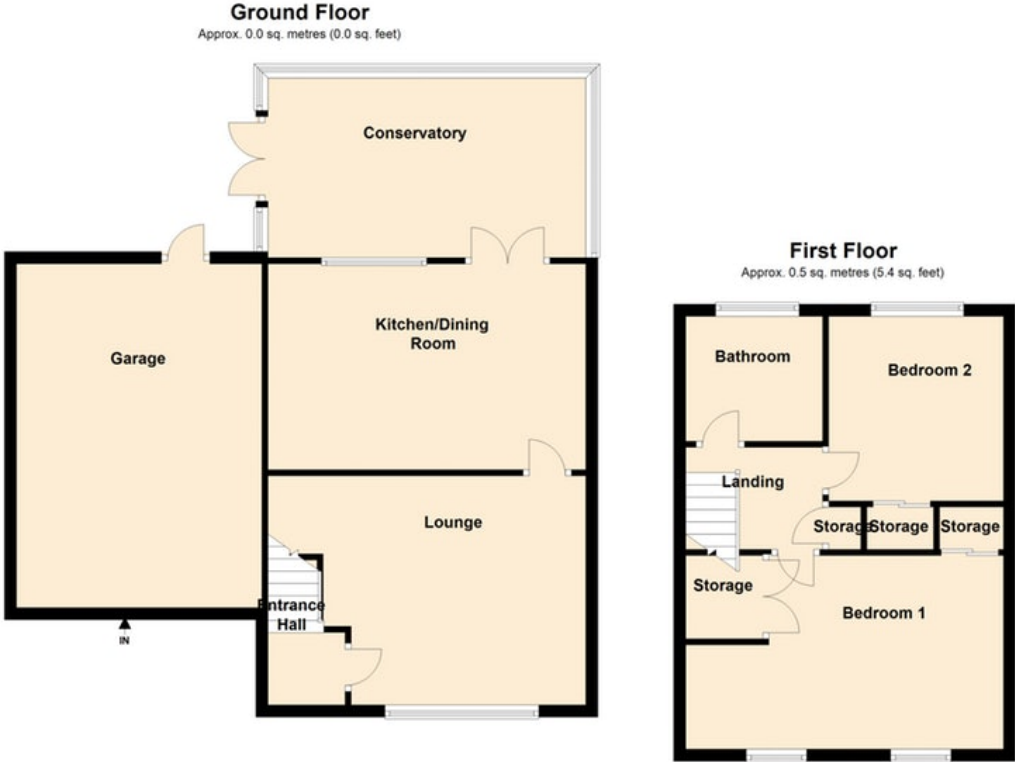
Garage: 14"9 x 7"10

Externally:

To the front there is a small garden area with also having off-road parking which allows access to the great garage.

To the rear there is a beautiful laid lawn garden which is boarded with flower beds housing mature shrubs/trees, this garden is not overlooked making this perfect for anyone looking for piece and quiet.

Floor plan:



Total area: approx. 0.5 sq. metres (5.4 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

64, Mainwaring Drive, WILMSLOW, SK9 2QU

Dwelling type: Detached house	Reference number: 0971-2871-6482-9128-5025
Date of assessment: 29 August 2018	Type of assessment: RdSAP, existing dwelling
Date of certificate: 29 August 2018	Total floor area: 56 m ²

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:	£ 2,409
Over 3 years you could save	£ 963

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 255 over 3 years	£ 129 over 3 years	
Heating	£ 1,500 over 3 years	£ 1,128 over 3 years	
Hot Water	£ 654 over 3 years	£ 189 over 3 years	
Totals	£ 2,409	£ 1,446	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-64) **D**

(39-54) **E**

(21-38) **F**

(11-20) **G**

Not energy efficient - higher running costs

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 141
2 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 45
3 Low energy lighting for all fixed outlets	£40	£ 108

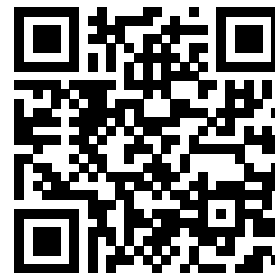
See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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