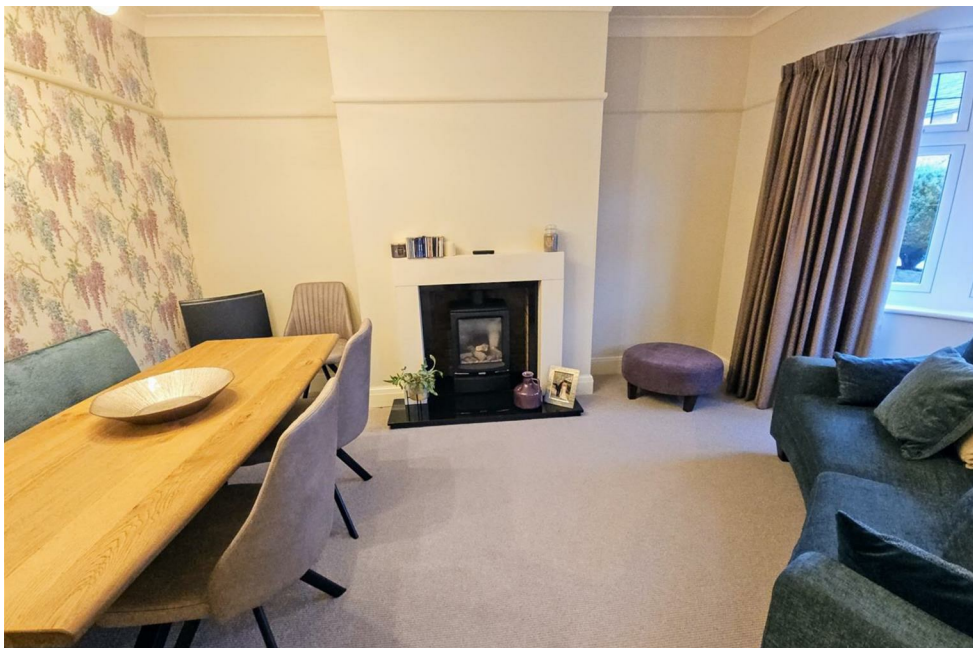




12 Bridgefield Avenue
Wilmslow SK9 2JS
Offers In The Region Of £620,000

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12 Bridgefield Avenue

Wilmslow SK9 2JS

Offers In The Region Of £620,000

Beautifully-presented to exacting standards throughout, this attractive traditional residence boasts a highly sought-after address and provides stunning, spacious accommodation which is certain to impress.

A storm porch leads to a wide reception hallway with cloaks cupboard. To the front of the house is a dining/sitting room with large bay window and feature gas 'log burner' style fire with remote control. To the rear is a superb sitting room, also with feature fireplace. French doors lead out to the garden. The kitchen has been re-modelled and fitted with contemporary German Bauformat units with quartz worktops, premium integrated appliances and a Quooker instant boiling water tap. A deep walk-in pantry provides additional storage space.

A turning staircase rises to the wide landing, with large feature window with coloured glass. The two double bedrooms are of excellent proportions, both have been fitted with 'Sliderobes' which provide generous storage space. The third bedroom is a good size and it overlooks the garden. A superb recently-refurbished luxury family bathroom features a Heritage free-standing bath with fitted bathroom furniture. The property also benefits from a Shower Room with enclosure, WC and Laura Ashley washstand with marble top.

The loft space is part-boarded, with comprehensive insulation. The house also benefits from cavity wall insulation.

The house stands behind a block-paved driveway with gates leading on to a detached garage. The enclosed landscaped rear garden enjoys a southerly aspect. A seating area leads to a central lawn. Raised beds and slate-covered sections, established borders, a fish pond and a summer house completes this attractive private garden.

An internal inspection is essential in order to fully appreciate this immaculate home.

- Gas Central Heating
- PVCU Double Glazing
- Two Reception Rooms
- Refitted Kitchen
- Three Bedrooms
- Luxury Family Bathroom
- Modern Shower Room/WC
- Driveway & Garage
- Attractive Gardens

Covered Entrance Porch

Reception Hallway
14'3" max x 10'7" max
With two storage cupboards.

Living Room
15'0" x 12'0"

Dining/Sitting Room
15'7" into bay x 12'0"

Kitchen
11'3" x 10'5"

Pantry
5'10" x 3'0"

First Floor Landing

Bedroom One
15'0" x 9'9" to fitted wardrobes

Bedroom Two
15'7" max into bay x 13'3" max
Fitted wardrobe units.

Bedroom Three
11'5" max x 10'6" max
(L-shaped)

Family Bathroom/WC
6'0" x 10'5"

Shower Room/WC
7'0" x 6'2" max

External Store/Boiler Room

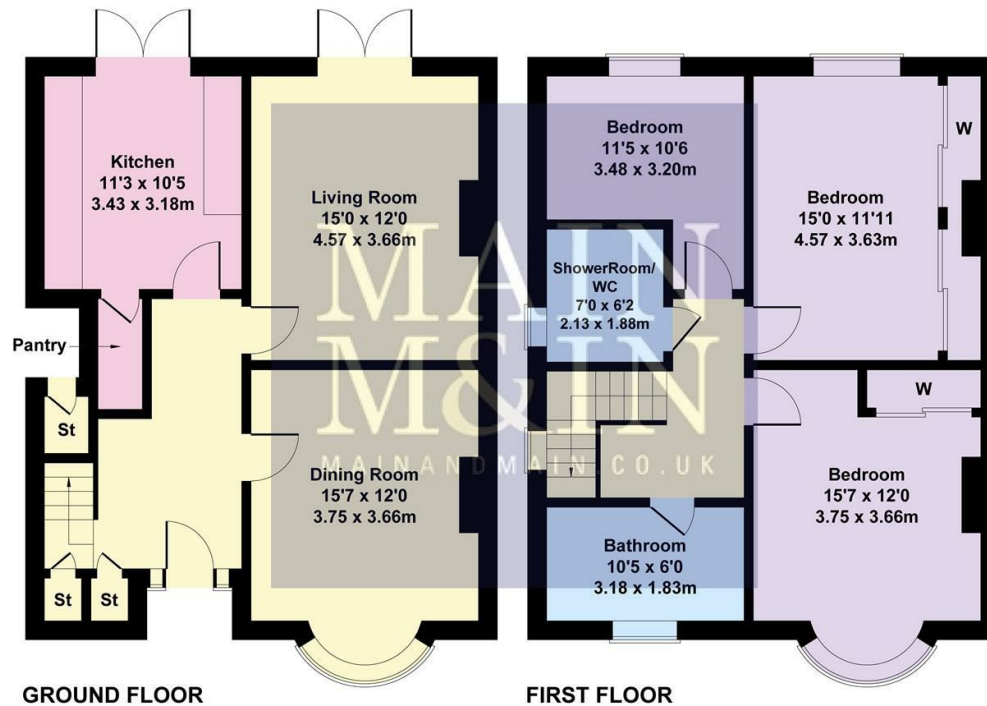
Detached Garage
19'7" x 9'3"

Externally
Block paved driveway providing off road parking space.
Double gates to the side, leading on to the garage.
Enclosed rear garden with summer house.

Tenure: Freehold
Council Tax: Cheshire East E



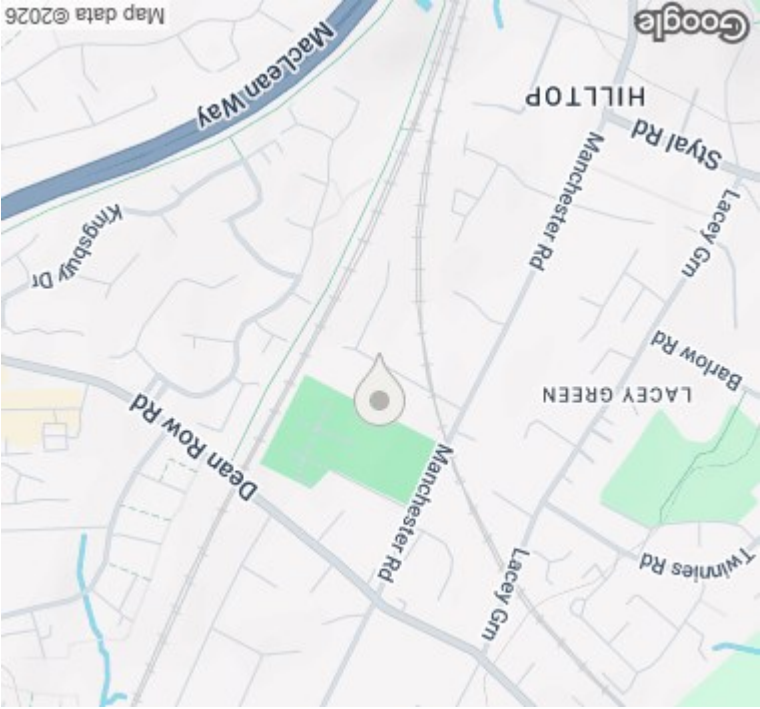
Bridgefield Avenue
Approximate Gross Internal Area
1306 sq ft - 121 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



To view this property call Main & Main on 0161 437 1338



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

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(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	
Potential	
82	

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO2 emissions	
Current	
Potential	

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