



12 Bridgefield Avenue  
Wilmslow SK9 2JS  
£650,000



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# 12 Bridgefield Avenue

## Wilmslow SK9 2JS

£650,000



**VIEWINGS TO COMMENCE SAT 31ST JANUARY** - Call to book your appointment.

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 Heritite 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.



**Tenure: Freehold**  
**Council Tax: Cheshire East E**

- 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

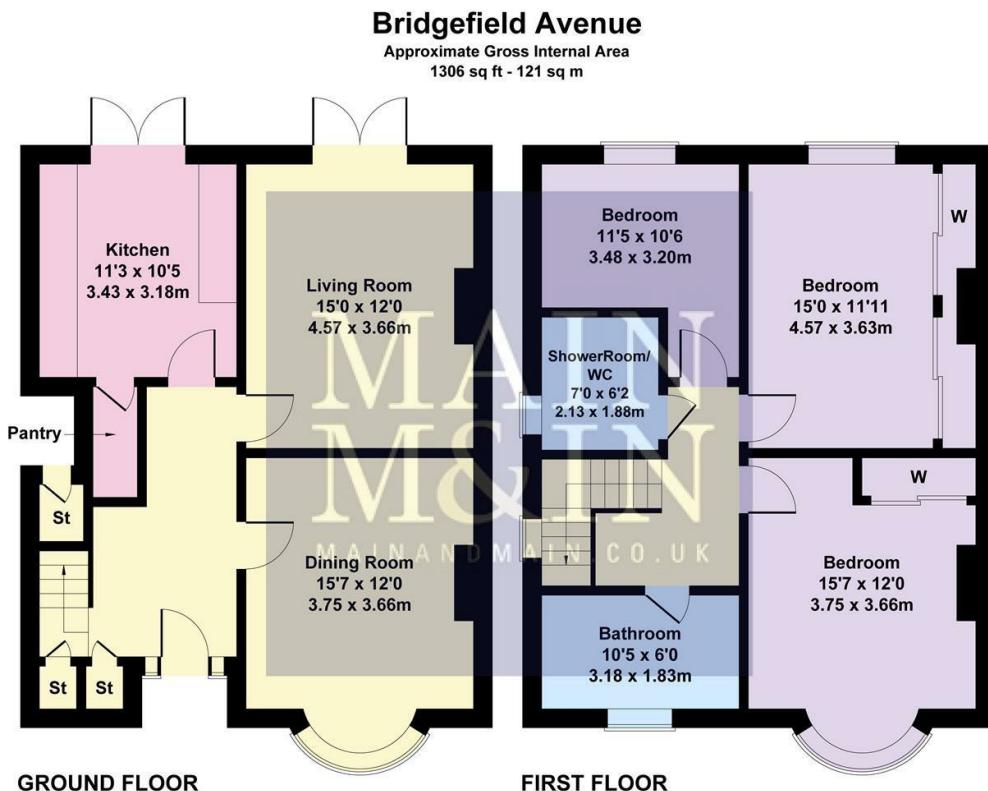
15'0" x 9'9" to fitted wardrobes

### Bedroom Two

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

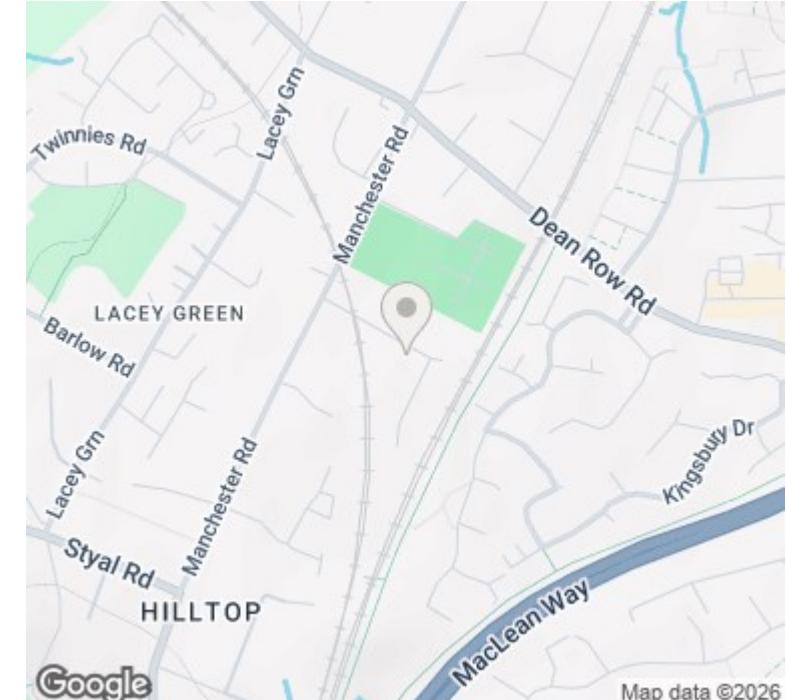
### Bedroom Three

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



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.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions |   |                         |           |
| England & Wales   |   | EU Directive 2002/91/EC |           |

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