

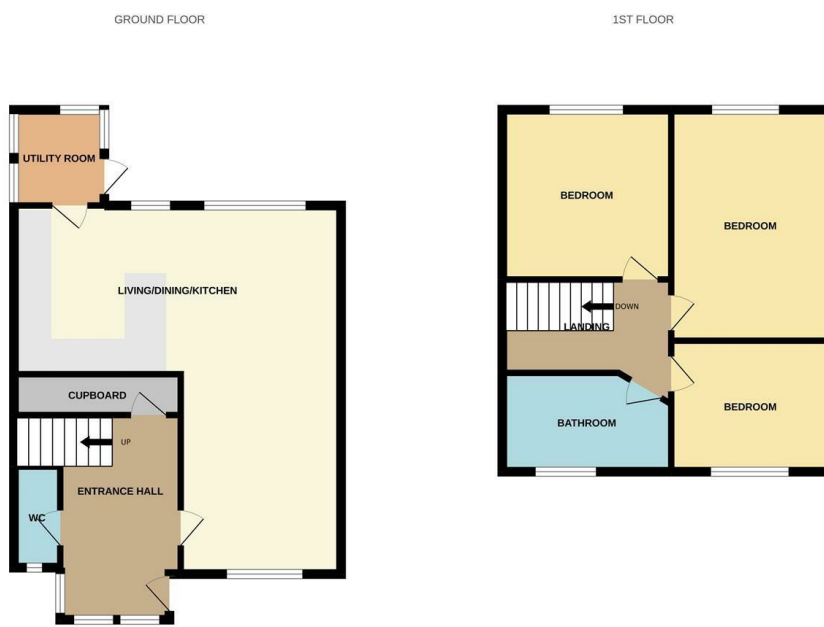


Jordan fishwick

8 SYCAMORE CLOSE WILMSLOW SK9 4BX
Guide Price £274,950

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This well presented three DOUBLE bedroom home is situated within a convenient location for access to Wilmslow centre and is within walking distance of desirable local schools. Internally the accommodation is clearly cared for and comprises in brief: Entrance hallway with large understairs storage cupboard, downstairs wc, spacious living/dining room, kitchen and utility room. The first floor comprises: landing with loft access, Three double bedrooms and a three piece bathroom suite. Externally there is a generous front garden with a paved walkway and timber panelled fencing and hedges to boundaries. To the rear of the property is a private rear garden with hedges to the boundaries and gated access leading to parking. Viewings essential to fully appreciate.



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2022



- Three double bedrooms
- Open plan living
- Utility Room
- Stone's throw from Lacey Green School
- Close to Wilmslow centre
- Front and rear garden
- Parking

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		69	England & Wales
	EU Directive 2002/91/EC	81	EU Directive 2002/91/EC