



10 KENSINGTON COURT WILMSLOW SK9 5DA

CENTRAL WILMSLOW LOCATION. Located on the popular Boleyn Park development right in the heart of Wilmslow, within a short walk of the town centre and local amenities, this well proportioned three bedroom Cheshire brick town house is sure to impress a variety of purchasers. The accommodation comprises in brief: Entrance hallway, integral garage, bedroom with access to the rear garden and an ensuite shower room. To the first floor there are two further bedrooms and a bathroom. To the second floor there is a large and impressive open plan living/dining room and a modern fitted kitchen. The driveway provides off road parking and leads to the integral single garage whilst to the rear there is a well proportioned garden. Viewings highly recommended in order to fully appreciate.

Entrance hallway

UPVC double glazed entrance door leading to the internal entrance hallway. UPVC double glazed window to the front aspect. Access to the ground floor accommodation. Access to the integral garage. Wall mounted radiator. Staircase leading to the first floor accommodation.

Bedroom One

12'1" x 12'9"

Located on the ground floor this double bedroom, or alternative reception room, has a set of UPVC double glazed French doors leading to the rear garden. Wall mounted radiator. Recessed ceiling lighting. Fitted wardrobes providing storage and hanging space. Understairs storage cupboard providing additional storage. Access to an ensuite shower room.

Ensuite Shower Room

5'6" x 6'6"

Fitted with a traditional and modern three piece white suite, comprising a low-level WC with pushbutton flush, pedestal wash hand basin and corner shower enclosure with curved shower screen and mains shower fittings. Part tiled to the walls. Tiled flooring. UPVC double glazed window to the side aspect. Wall mounted mirror. Radiator. Recessed ceiling lighting. Wall mounted mirror fronted bathroom cabinet.

Integral Garage

A single garage providing additional storage. Power and lighting. Up and over garage door.

First floor

Access to the first floor accommodation which includes two bedrooms and the family bathroom. Airing cupboard providing additional storage and a wall mounted gas boiler. UPVC double glazed window to the rear aspect. Staircase with spindled balustrade leading to the second floor.

Bathroom

A modern three piece white bathroom suite with low level W.C, pedestal wash hand basin and paneled bath with shower over. Tiled splash backs.

Bedroom Three

11'1" x 7'10"

A double bedroom with UPVC double glazed window to the rear aspect. Wall mounted radiator.

Bedroom Two

11'1" x 7'10"

Located to the front of the property this well proportioned double bedroom comprises a UPVC double glazed window to the front aspect. Wall mounted radiator. Recessed ceiling lighting. TV point. Fitted wardrobes with mirror fronted doors, providing storage and hanging space.

Second floor / open plan living area

13'9" x 26'2"

A large open plan, living room/dining room and kitchen with front and rear aspect. UPVC double glazed French patio doors with Juliet balcony providing views to the rear aspect. UPVC double glazed windows to the front aspect. Vaulted ceiling. The living area provides ample space for living room furniture whilst being open plan, creating a highly sociable living and kitchen area. The kitchen is fitted with a range of modern wall and base units with internal corner carousel pull out space-saving units and complementary work surfaces. Incorporated within the work surface there is a stainless steel sink unit and four ring gas hob with stainless steel extractor hood over. There is an integrated fridge freezer and integrated dishwasher. Ample space for dining room table and chair set. Wall mounted radiator.

Outside

To the front of the property there is parking for two vehicles with access to the garage. To the rear of the property there is an enclosed garden with patio and lawn.



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	