



jordan fishwick

69 Holly Bank Road, SK9 4DS
Guide Price £290,000



Holly Bank Road Wilmslow SK9 4DS

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This beautifully presented three bedroom home, with a stunning rear garden, is situated in a popular location just a **SHORT STROLL TO WILMSLOW CENTRE**. The property is also within convenient reach of **HIGHLY REGARDED LOCAL SCHOOLS**. Internally the accommodation comprises in brief: Entrance porch, entrance hallway, dual aspect living room and a fitted kitchen. The top floor comprises; Two double bedrooms a further good sized bedroom and family bathroom. Externally the property has an impressive rear garden with decking and bbq area which is ideal for entertaining as well as benefitting from useful outbuildings which are currently being used as a utility room and home gym. To the front of the property is a low maintenance paved garden. Viewings essential to fully appreciate.

Entrance Porch

UPVC double glazed windows to front and side, door leading to entrance hall.

Entrance Hall

Stairs to first floor, understairs storage cupboard.

Living Room

20'45 x 11'3

Spacious dual aspect living room with uPVC double glazed window to front, uPVC double glazed sliding patio doors leading to rear garden, electric fireplace with thermostat remote.

Kitchen

9'5 x 8'8

Fitted kitchen with a range of base units with matching wall mounted units, four ring gas hob, one and a half bowl composite sink and drainer, integrated dishwasher, integrated fridge, wall mounted electric heater, uPVC double glazed window to rear, door leading to rear.

Landing

Loft access, storage cupboard, stairs to ground floor.

Bedroom One

11'4 x 10'8

Double bedroom with fitted wardrobe, uPVC double glazed window to front, wall mounted electric heater.

Bedroom Two

11'0 x 8'4

Further double bedroom with storage cupboard, uPVC double glazed window to front, wall mounted electric heater.

Bedroom Three

10'9 x 7'6

Further good sized bedroom with uPVC double glazed window to rear, wall mounted electric heater.

Bathroom

7'8 x 5'4

Three piece white bathroom suite with panelled bath, low level wc, wall mounted wash hand basin with vanity unit under, uPVC double glazed frosted window rear.

OUTSIDE

Externally the property benefits from a stunning rear garden which is mainly laid to lawn with decking and bbq area which is ideal for entertaining. The property is enclosed by timber panelled fencing and hedges.

Outhouse/Utility Room

Fitted with electrics and plumbing for washer and dryer as well as space for fridge and freezer..

Gym/Office

Useful garden room which can be used as gym or home office, with uPVC double glazed window to side, wall mounted electric heater.



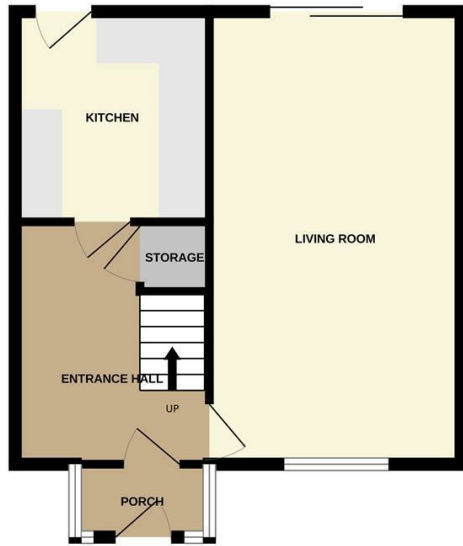
- Terrace property
- Three Bedrooms
- Useful Outbuilding
- Dual aspect living room
- Close proximity to Lacey Green Academy
- Stone's throw from countryside walks
- Easy access to Wilmslow centre
- Stunning Garden
- Off road parking



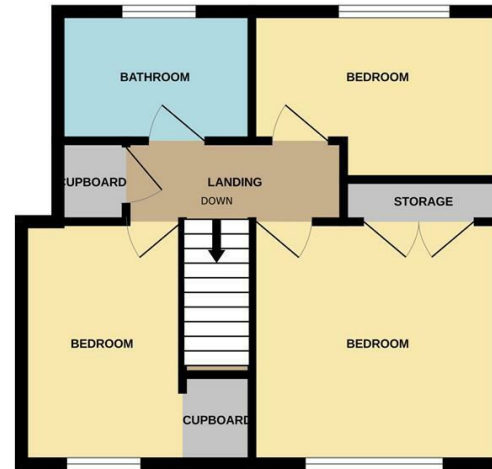
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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