



*jordan fishwick*

34 Lacey Avenue, SK9 4BB  
PCM £1,600 PCM





## Lacey Avenue Wilmslow SK9 4BB

£1,600 PCM



### WILMSLOW AVAILABLE EARLY APRIL PART FURNISHED

Lacey Avenue is an attractive and popular cul de sac set to the North of Wilmslow town centre. Being in the catchment area for excellent primary schools and with The Carrs country park only a short walk away this property is an ideal choice for the growing family. Wilmslow town centre and the train station are both within walking distance and Wilmslow centre offers a wide range of amenities, which include a number of local shopping facilities, bars, restaurants, local leisure centre and with Wilmslow train station offering a direct service to London Euston and Manchester City centre, the location caters for many different needs. Also within a 10 minute drive away there are many additional amenities such as fitness centres, golf courses, Marks and Spencer and John Lewis. The property is well placed for easy access to the M56 for commuters to Manchester and the North West commercial centres and Manchester Airport is less than 20 minutes away. With an ample driveway to accommodate several cars and with a well maintained spacious interior this property is sure to be a popular choice. Covered entrance porch, entrance hall with wood effect flooring, spacious lounge with open brick feature wall and sliding doors through to light and airy conservatory with wood burning stove and doors to rear garden, the conservatory leads to a well equipped modern kitchen with gas hob and electric oven, washing machine, dishwasher and fridge freezer. To the first floor are two double bedrooms with fitted wardrobes and third single bedroom/office/nursery, bathroom with shower over bath. Externally there is a fully enclosed rear garden with large patio area, and to the front you have a good sized driveway and a detached garage.


Contact Wilmslow 01625 536300 £1600.00pcm





- THREE BEDROOMS
- ENCLOSED REAR GARDEN
- GARAGE
- OFF ROAD PARKING
- WALKING DISTANCE OF TOWN CENTRE AND TRAIN STATION
- POPULAR LOCATION
- COUNCIL TAX D

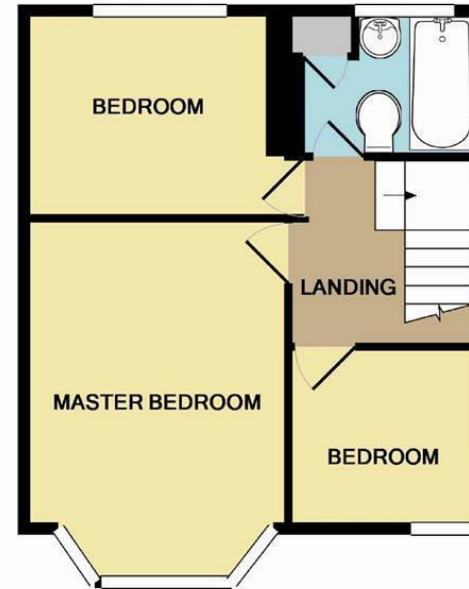


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>	67	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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