



jordan fishwick

53 Manchester Road, SK9 2JB
Guide Price £395,000



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NEEDS TO BE VIEWED TO APPRECIATE THE SIZE OF ACCOMODATION ON OFFER

NO CHAIN. A two bedroom period terrace with parking to the rear. Located within walking distance of Wilmslow town centre. The property is conveniently situated within easy reach of Wilmslow town centre with its excellent range of shops and general services, restaurants and wine bars. For the commuter Wilmslow railway station is on the main line to London Euston and also provides a regular commuter service to Manchester and surrounding districts. Access to the North West motorway network is within a short drive as is Manchester International Airport. The A34 Wilmslow by-pass is within easy reach and provides access to the superstores at Handforth Dean and Cheadle Royal and there on to the business centres of Manchester and Stockport. Wilmslow leisure centre caters for many sporting activities and there are also a number of private sporting clubs in the surrounding area. In brief the accommodation comprises, entrance porch, entrance hallway, lounge, dining kitchen with an exposed brick feature wall and stunning multi fuel burner. The first floor landing provides access to two double bedrooms, the principle bedroom has a high vaulted ceiling, fitted wardrobes and steps leading to the ensuite bathroom. There is also access to the loft space for additional storage. The second bedroom benefits from an ensuite shower room. The basement is partially converted offering a utility room and storeroom. To the rear of the property the paved patio can be used for off road parking which is enclosed by panelled fencing.





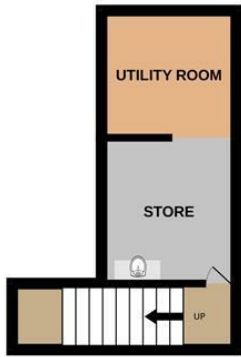
- No chain
- Period Terrace
- Two bedrooms
- Two En suites
- Dining Kitchen
- Cellar Room
- Walking distance of town centre
- Rear Garden/parking



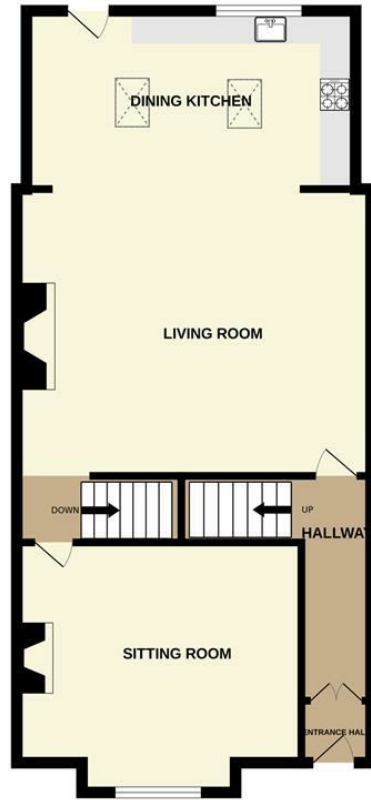
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



BASEMENT LEVEL



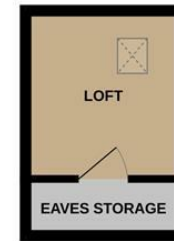
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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