



jordan fishwick

1 Bolleywood Court Lacey Green, SK9
Guide Price £179,950

Lacey Green Wilmslow SK9 4DA

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This stunning two bedroom ground floor apartment has been skilfully remodelled over recent years. Being within close proximity of Lacey Green primary school, local countryside walks and Wilmslow town centre alike this home is sure to appeal to a variety of buyers. The stylish and contemporary accommodation comprises in brief; Entrance hallway with laundry area, Spacious sitting room with sliding patio doors leading to the well manicured communal gardens, fitted kitchen, two double bedrooms and a stylish re fitted shower room. Externally the property is surrounded by communal gardens and benefits from its own garage. Viewings essential to fully appreciate.

Directions

From our Wilmslow office proceed in a northerly direction along Alderley Road through the first set of traffic lights, and turn first left down Green Lane, past Barclays Bank. Proceed across Bank Square down Church Street, past Waitrose and up to the cross roads at Lacey Green and Bolleynwood Court is approximately quarter of a mile down on the left hand side.

Communal Entrance Hallway

Stairs to all floors.

Private Entrance Hallway

Entrance hallway with laundry area with space and plumbing for washer and dryer.

Living Room

14'7 x 10'8

This spacious living room allows an abundance of natural light to flood in from the patio doors leading to the well manicured communal gardens, ample space for dining table and chairs, wall mounted storage heater.

Kitchen

8'8 x 6'1

This thoughtfully designed kitchen showcases a range of modern conveniences with its sleek integrated appliances such as a four ring electric hob, space for slimline dishwasher, integrated fridge freezer, stainless steel bowl sink and drainer, integrated eye-level oven, uPVC double glazed window to rear.

Hallway

Glass sliding door leading to bathroom.

Bedroom One

13'9 x 10'9

The main bedroom offers a generous space, providing ample room for furniture, it also benefits from a large uPVC double glazed window looking out on the open aspect to the rear which also provides an abundance of natural light to flood in. The room is heated by a wall mounted heater.

Bedroom Two

8'9 x 6'8

A further well proportioned double bedroom with a convenient recess which is being used as wardrobe space, uPVC double glazed window to front, wall mounted radiator.

Shower Room

Stylish shower room with a low level wc, wall mounted wash hand basin, contemporary walk-in shower cubicle, uPVC double glazed frosted window to rear, cupboard leading to modern Prolite pressurised electric water heating system, recessed ceiling spotlights.

Outside


Externally the property benefits from well manicured gardens, off road parking as well as its own secure garage.

Garage



- Recently renovated
- Two double bedrooms
- Sliding patio doors to communal gardens
- Garage
- Stunning bathroom
- Short stroll to Wilmslow town centre
- Catchment for Lacey Green primary school



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



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

36-38 Alderley Road, Wilmslow, Cheshire, SK9 1JX

01625 532000

wilmslow@jordanfishwick.co.uk

www.jordanfishwick.co.uk