



**jordan fishwick**

APARTMENT 4 ETON ROW ALTRINCHAM ROAD WILMSLOW  
Guide Price £269,950

## APARTMENT 4 ETON ROW ALTRINCHAM ROAD WILMSLOW SK9 5ND

A duplex two double bedroom maisonette being a stone's throw away from Wilmslow town centre, Wilmslow offers many amenities which include bars, cafes, restaurants and parks. The property also benefits from being conveniently positioned for Wilmslow train station which is only a short walk away. Internally the property benefits from having the unique feature of accommodation spread over three floors, and has its own private entrance door from the ground floor and street level which leads to an inner and private hallway with staircase to the first floor accommodation. Located on the first floor there is a stylish and modern fitted bathroom and a large open plan and sociable L shaped reception room which consists of both living, dining and kitchen areas. A further staircase leads to the second floor which provides access to two double bedrooms with the principal bedroom benefiting from a modern ensuite shower room. Externally there is a securely gated residents car park, with the apartment benefiting from an allocated parking space. The property is beautifully decorated throughout and provides spacious accommodation with well appointed kitchen and bathrooms offering modern and stylish living.



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Merge3D ©2024.



- Two Double Rooms
- Great Location
- Ensuite
- Open Plan Kitchen Diner
- Gated Car Park
- Stylish Modern Bathroom
- UPVC Double Glazed

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC