



*jordan fishwick*

17 Marbury Road, SK9 4DJ  
Guide Price £259,950



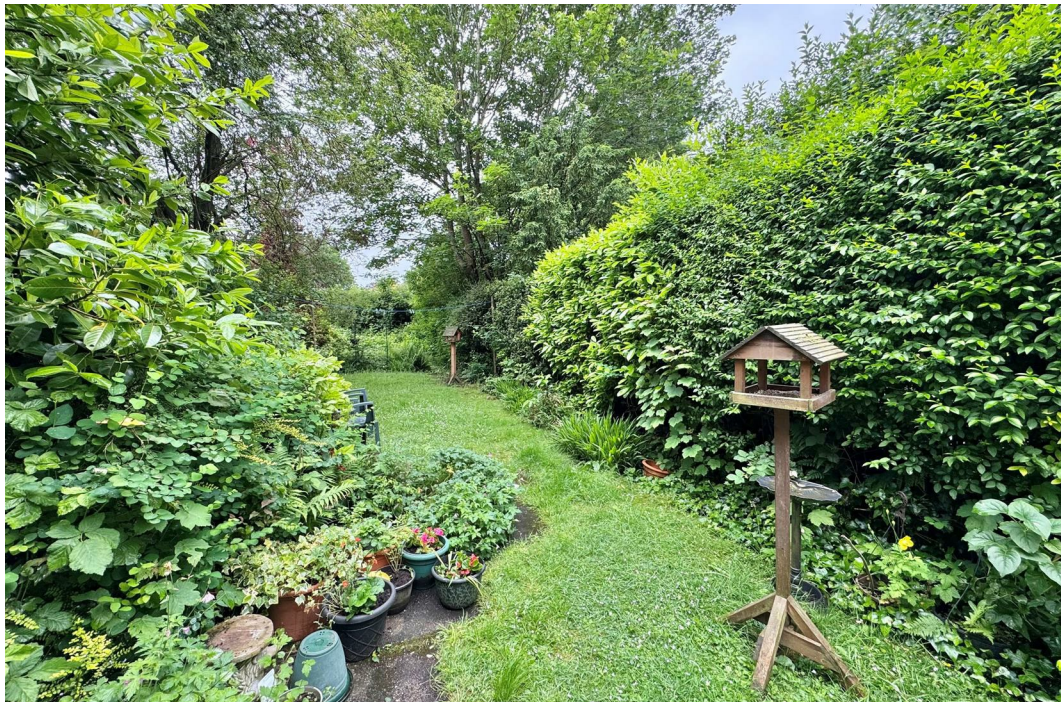
## Marbury Road Wilmslow SK9 4DJ

Guide Price £259,950




**\*\*IN NEED OF MODERNISATION\*\***. This spacious three bedroom terraced house with a private rear garden is situated a short stroll from local amenities. The property offers the prospective buyer the opportunity to 'put their own stamp on' and comprises in brief: entrance hall, well proportioned living room, kitchen/dining area, fitted kitchen with space for appliances. The first floor comprises three bedrooms and a family bathroom. Externally the property has a lawned rear garden with hedged boundaries and affords a good degree of privacy. The property is situated within convenient reach of Lacey Green Academy, open countryside and Wilmslow village. Also within easy reach is Manchester International Airport and the motorway network as well as Wilmslow train station which has direct lines to Manchester Piccadilly and London Euston. **VIEWINGS ESSENTIAL TO FULLY APPRECIATE.**



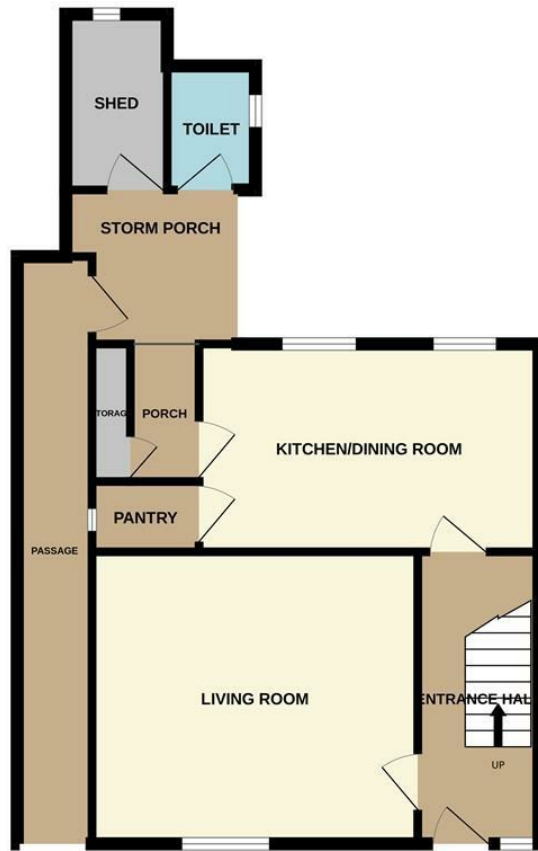


- In need of modernisation
- Close to local amenities
- Three bedrooms
- Terrace property
- Off road parking
- Ideal first time buy
- Investment opportunity
- Private rear garden



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

GROUND FLOOR



1ST FLOOR



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



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

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