





## 15 LYNDHURST CLOSE WILMSLOW SK9 6DE

Located within the popular south Wilmslow location this extended four-bedroom property provides excellent accommodation throughout. The property is a short drive away from Wilmslow centre which offers a wide range of amenities, which include a number of local shopping facilities, bars, restaurants, local leisure centre. Wilmslow train station offers a direct service to London Euston and Manchester City centre and the location caters for many different needs. 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. There are several good local state schools and a wide choice of private schools within the area with parks and beautiful countryside surrounding the whole area. In brief the property offers off-road parking for multiple vehicles to the front of the property. To the rear there's an excellent garden space creating a sociable environment. Internally the property benefits from a modern downstairs wc, ample size living room and kitchen diner, beautifully lit by an atrium roof light. The first floor accommodation offers four bedrooms and a stylish three-piece suite family bathroom. Other features include a utility room and integral garage. Viewings essential.



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix (2021)

- Off Road Parking
- Integral Garage
- Four Bedrooms
- Downstairs WC
- Large Kitchen Diner Area
- UPVC double glazed
- Modern style bathroom
- Excellent garden space



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		83	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		63	(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