



jordan fishwick

76 TWINNIES ROAD WILMSLOW SK9 4BP
Guide Price £309,950

76 TWINNIES ROAD WILMSLOW SK9 4BP

Located within the Lacey Green area this stylish and spacious three double bedroom property has an open aspect southerly garden to the rear and a stylish downstairs shower room and also a first floor bathroom. In brief the accommodation comprises: a large entrance hallway with utility area offering space for washing machine and tumble dryer. There are two useful storage cupboards accessed from the hallway. A modern high gloss white kitchen and large open living room and dining space to the rear of the property with UPVC double glazed French doors leading to the rear garden. To the first floor there are three double bedrooms, bathroom and separate WC. The garden is enclosed with a southerly open aspect and laid mainly to lawn with mature borders. To the front of the property there is a blocked paved driveway providing off-road parking.



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropop CC024



- Lacey Green Location
- Mid Terrace
- Lovely rear Garden
- Off road parking
- Three double bedrooms
- Modern downstairs Shower Room
- Modern Kitchen
- Large living and dining area

| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (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 | 68 | 86 |

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