



**jordan fishwick**

1 RYDAL MEWS 117 MANCHESTER ROAD WILMSLOW SK9  
Guide Price £549,950



## 1 RYDAL MEWS 117 MANCHESTER ROAD WILMSLOW SK9 2JH

NO CHAIN. A beautiful and spacious three bedroom property located within walking distance of Wilmslow. The property is conveniently situated within easy reach of Wilmslow town centre with its excellent range of shops and general services, restaurants and wine bars. For the commuter Wilmslow railway station is on the main line to London Euston and also provides a regular commuter service to Manchester and surrounding districts. Upon entering, the ground floor comprises an entrance hallway, a spacious living room/dining space with double glazed French doors to the garden and the conservatory, utility room, kitchen and a generous sized conservatory with views to the garden, ideal for a sociable space. The first floor accommodation benefits from three double bedrooms, one including a walk-in wardrobe and en suite shower room. There is also a family bathroom featuring a Velux ceiling skylight and fitted with a traditional three piece white bathroom suite. The outside aspect of the property offers residents parking and a mature private garden space to the rear. Viewings essential to fully appreciate.



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



- Three Bedroom Property
- Spacious Living Room / Dining Room
- Off-Road Parking
- Ensuite
- Walk-in Wardrobe
- Conservatory
- Excellent Location
- Double glazed
- Private Garden Area

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		70	(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