



9A BOURNE STREET WILMSLOW SK9 5HD

A charming period three bedroom semi detached property offered to the market with No Onward Vendor Chain. Positioned within walking distance of Wilmslow town centre, being located within the highly desirable and much sought after South Wilmslow area the property requires modernisation to realise its full potential, whilst having a multitude of individuality and features. The deceptively large accommodation needs to be viewed to be appreciated, with the garden to the rear benefiting from a generous plot with a high level of privacy and a mature and leafy outlook. Convenient for local shops, amenities, schools and transport links. Comprising: two large reception rooms, with a living room to the front and dining room to the rear with a set of windows to three aspects providing a massive source of natural light. The kitchen is located between the two reception rooms dividing the ground floor. There is also a downstairs WC. To the first floor there are three well-proportioned bedrooms with a large landing or study space leading to bedrooms two and three. There is a bathroom with traditional bathroom suite. Gardens to the front and rear are both well stocked and established with the wonderful rear garden having a mature private aspect comprising lawn and well stocked beds with stone flagged paths. NO CHAIN.



Measurements are approximate. Not to scale. Respective purposes only. Made with Metamax 02/22



- Period Property
- No Chain
- Excellent Location
- Three bedrooms
- Large landing space / Study area
- Beautiful and well stocked garden
- Excellent potential
- In need of some updating

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	81	England & Wales	EU Directive 2002/91/EC	63