

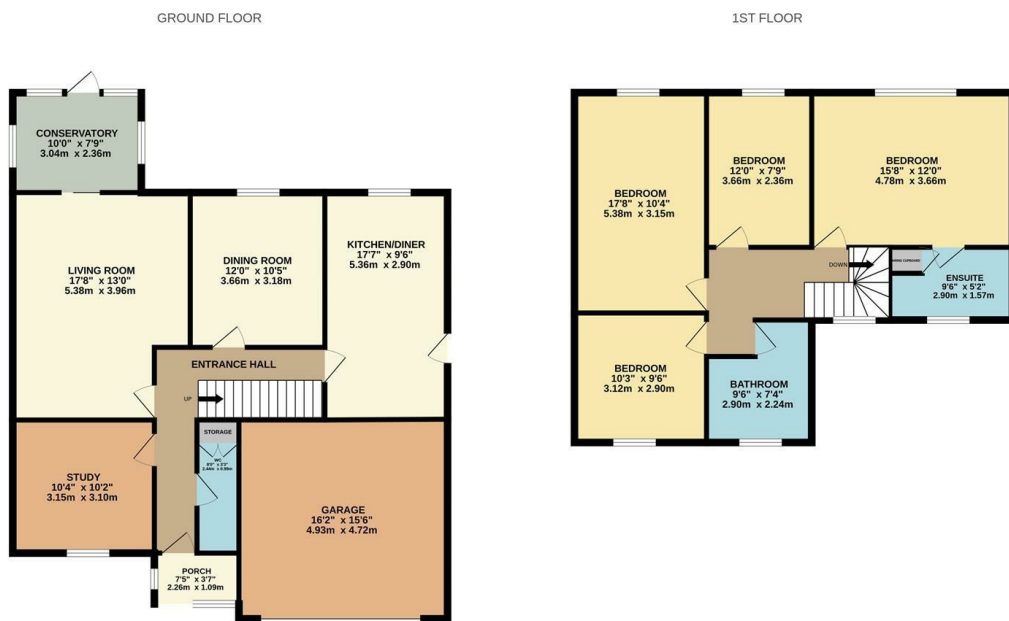


jordan fishwick

16 EDGEWAY WILMSLOW SK9 1NH
Guide Price £799,950

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Offered with no onward Vendor Chain. A well proportioned four double bedroom detached, gable fronted property located with a highly sought after central Wilmslow location. The property is positioned in a quiet cul-de-sac and is within walking distance of Wilmslow centre which offers a wide range of amenities, which include a number of local shopping facilities, bars, restaurants, local leisure centre and is in the catchment for Wilmslow High School. Nearby Wilmslow train station offers a direct service to London Euston and Manchester City centre and 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. The property in brief comprises a porch, entrance hallway, downstairs WC and three separate spacious reception rooms offering versatile accommodation. There is a well proportioned kitchen diner and a conservatory accessible from the living room, completing the ground floor accommodation. Located on the first floor there are four double bedrooms, with the principal bedroom benefiting from an ensuite shower room. There is a separate family bathroom complete with three piece white bathroom suite. Externally the property benefits from a block paved driveway providing off road parking for a number of vehicles. The driveway leads to a double garage which features an electric up and over garage door. To the rear of the property there is a private and mature garden with blocked paved patio area and is laid to lawn with a mature and leafy outlook offering privacy. The property is double glazed and gas central heated via a modern gas boiler.



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropex C2024.



- No Chain
- Detached Property
- Highly Sought After location
- Four bedrooms
- Ensuite
- Three separate reception rooms
- Conservatory
- Double garage
- Off road parking

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			England & Wales		
	EU Directive 2002/91/EC		EU Directive 2002/91/EC		

Energy Efficiency Rating: 67 (Current), 81 (Potential)

Environmental Impact (CO₂) Rating: 81 (Current), 81 (Potential)