



jordan fishwick

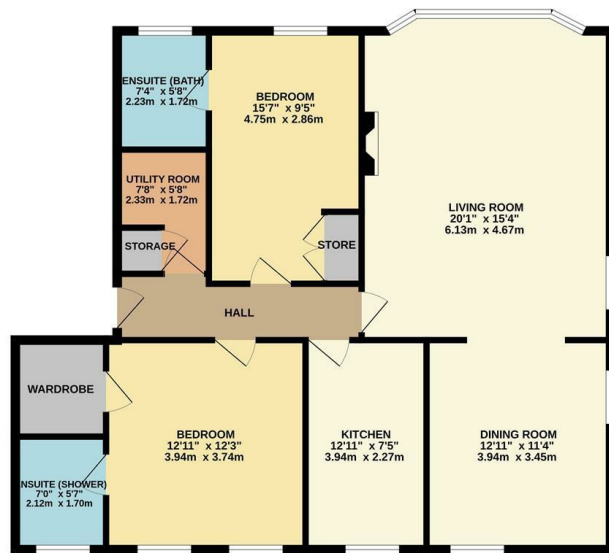
4 THE FIRS FULSHAW PARK WILMSLOW SK9 1QH
Guide Price £434,950

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NO CHAIN. A beautifully presented first floor, two double bedroom apartment situated in the highly desirable and sought after Fulshaw Park area of Wilmslow. This spacious apartment is within walking distance of Wilmslow town centre which offers a wide range of amenities, which include a number of local shopping facilities, bars, restaurants, local leisure centre and with Wilmslow train station offering direct service to London Euston and Manchester city centre. Externally the accommodation comprises of meticulously maintained communal gardens with residents parking areas. This apartment benefits from a garage which offers extra storage and somewhere secure for a vehicle. The communal hallways are immaculate, being carpeted and having contemporary glass balustrades, all of which exude quality. Internally the apartment provides two very well proportioned and beautifully decorated double bedrooms, both featuring en-suite facilities. The principle bedroom boasts a walk in wardrobe for extra storage and a stylish ensuite shower room., whilst bedroom two benefits from built in wardrobes. A spacious open plan living and dining room features a bay window allowing views of the communal gardens and has both front, side and rear aspect views with a multitude of windows offering masses of natural light to flood the space. The open plan dining and living area is perfect for socialising and entertaining. There is a separate kitchen, featuring integrated appliances and there is also an additional and practical utility space located off the hallway offering cloaks storage as well as space for a washing machine. A separate storage cupboard houses the modern gas boiler. VIEWING ESSENTIAL.



GROUND FLOOR
1059 sq.ft. (98.4 sq.m.) approx.



TOTAL FLOOR AREA: 1059 sq.ft. (98.4 sq.m.) approx.
Measurements are approximate. Not to scale. Excludes partitions only and built-in furniture.



- No Chain
- Excellent Location
- Two Double Bedrooms
- Spacious open plan living
- Residents parking
- Well Maintained Communal Gardens
- Garage Facility
- Two Ensuite's
- Tasteful décor throughout

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			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(50-60) C		
(55-68) D			(39-49) D		
(39-54) E			(21-38) E		
(21-38) F			(11-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs			England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC