



jordan fishwick

7 CLARENCE COURT WILMSLOW SK9 5QL
Guide Price £349,950

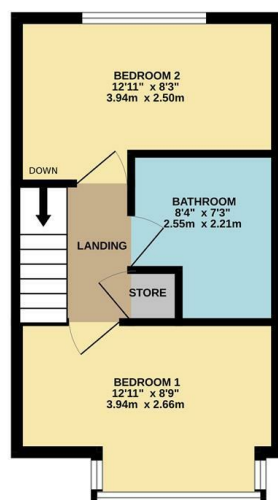
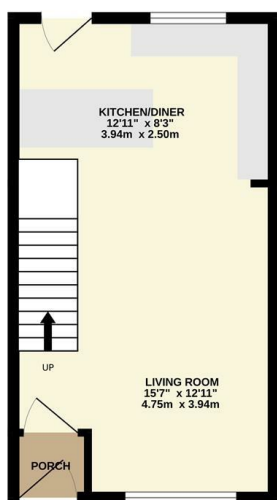
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CENTRAL WILMSLOW LOCATION. This well presented two bedroom mid mews property is situated within the popular Boleyn Park development right in the heart of Wilmslow and is offered to the market with No Onward Vendor Chain. Wilmslow offers a wide range of amenities, which include a number of local shopping facilities, bars, restaurants, local leisure centre and with Wilmslow train station offering a direct service to London Euston and Manchester City centre the location caters for many different needs. The property is well placed for easy access to the M56 for commuters and Manchester Airport is less than 20 minutes away. Internally the accommodation comprises an entrance porch with two storage cupboards. On entering the property there is a spacious and modern open plan and highly sociable living space which adjoins a beautifully presented kitchen/dining space. The kitchen features a fitted contemporary range of black and white contrasting base and eye level units. Additionally the kitchen has multiple appliances which are included within the sale, these are a built in fridge and freezer, integrated dishwasher, single electric oven and a four ring gas hob. There is access to the rear garden via a UPVC double glazed door and recessed ceiling spotlights throughout. To the first floor there are two double bedrooms and a modern and stylish bathroom with mains shower over the bath. The property enjoys the benefit of being uPVC double glazed throughout and is gas central heated via a modern gas boiler. Externally the property has a rear low maintenance garden which is enclosed with perimeter fencing and two private parking spaces. Viewing highly recommended.



GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with MetreX 12024



- Excellent Location
- Two Double Bedroom Accommodation
- Two Off Road Parking Spaces
- Open Plan Kitchen/ Dining Space
- Private Rear Garden
- UPVC Double Glazed Throughout
- Freehold Property

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		