



**jordan fishwick**

11 HOLLY BANK ROAD WILMSLOW CHESHIRE SK9 4DR  
PCM £1,500 PCM



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PART FURNISHED AVAILABLE BEGINNING OCTOBER

This three bedroom family home is now presented to the market in IMMACULATE condition.

With open views to the rear and being only a stones throw from the extremely popular Lacey Green Academy this super property also benefits from being EV ready and wired for SKY.

Viewings are ESSENTIAL to appreciate this semi detached.

Entrance hall with under stairs storage, lounge diner with feature fireplace and patio doors to decking, modern fitted kitchen with induction hob and self cleaning electric oven, fridge freezer, washer dryer and dishwasher along with access to fully enclosed sunny rear garden.

To the first floor three double bedrooms, bathroom with shower over bath.

Enclosed rear garden with decked area and open aspect views. Newly fitted boiler.

Off road parking. Walking distance of train station and town centre

Contact Wilmslow 01625 536300 £1500.00pcm

COUNCIL TAX C

EPC D



- THREE BEDROOMS
- EXTREMELY POPULAR LOCATION
- MODERN INTERIOR
- OPEN VIEWS TO THE REAR
- WALKING DISTANCE OF TOWN CENTRE
- COUNCIL TAX C
- EPC D

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			(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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	84	England & Wales	EU Directive 2002/91/EC	57