

Jordan fishwick

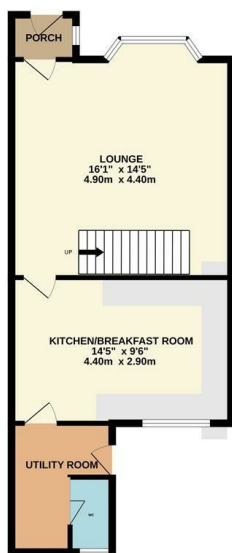
8 BOLLIN WALK WILMSLOW SK9 1BN
Guide Price £335,000

8 BOLLIN WALK WILMSLOW SK9 1BN

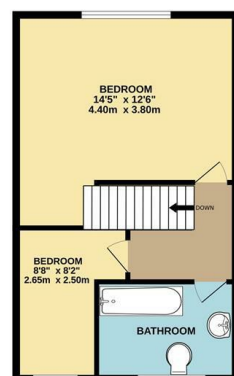
A charming two bedroom Period mid terrace property located on Bollin Walk which is centrally located within Wilmslow. Wilmslow centre offers a wide range of amenities, which include a number of local shopping facilities, bars, restaurants, local leisure centre and with Wilmslow train station offering a direct service to London Euston and Manchester City centre the location caters for many different needs. Within a 10 minute drive there are many additional amenities such as fitness centres, golf courses, Marks and Spencer and John Lewis. 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 internally comprises to the ground floor a porch, large living/dining room with open plan spindled staircase which leads to the first floor accommodation. This large living space boasts a feature open fireplace providing character and charm. Additionally to the ground floor there is a modern and spacious kitchen which is fitted with a modern range of wall and base units. Accessed via the kitchen there is a utility room and practical downstairs W.C. To the first floor there are two bedrooms with the principal bedroom being very spacious (approximately 4.4 m x 3.8 m). There is a modern three piece white bathroom and a partially converted loft space (Velux window – providing natural light) which provides versatility and additional storage. Externally to the rear of the property the garden is laid to lawn and is enclosed with perimeter fencing. The property is offered with No Vendor Chain.



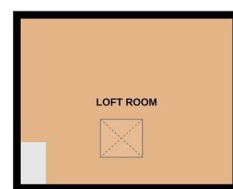
GROUND FLOOR



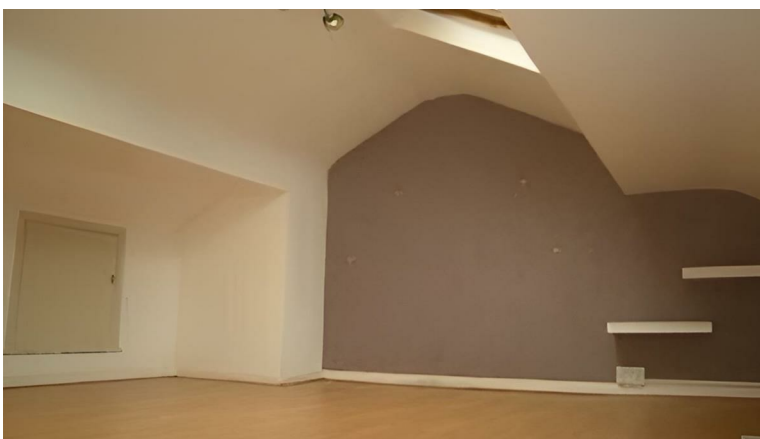
1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix G2024.



- Central Location
- Walking Distance To Amenities
- Close Proximity To Train Station
- Well Proportioned Master Bedroom
- Generous Garden Plot
- Permit Parking
- Loft Room
- Utility Room
- Downstairs WC

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC