



jordan fishwick

11 Bolleywood Court, Lacey Green, SK9
Guide Price £139,950

Bolleywood Court Wilmslow

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This one bedroom ground floor apartment is situated within the ever popular Bolleywood Court development. Within walking distance to Wilmslow town centre with its many amenities as well as Wilmslow train station and its direct line to London Euston/Manchester Piccadilly. The accommodation is well laid out allowing plenty of natural light to flood in and comprises in brief; Entrance hallway, living room with open aspect views over Lacey Green Park, fitted kitchen, WC and bedroom with en-suite. The apartment benefits from UPVC double glazing throughout and electric underfloor heating. Externally the property benefits from an allocated garage as well as communal parking and well tended gardens. Viewings essential in order to fully appreciate.

Directions

From our Wilmslow office proceed in a northerly direction along Alderley Road through the first set of traffic lights, and turn first left down Green Lane, past Barclays Bank. Proceed across Bank Square down Church Street, past Waitrose and up to the crossroads at Lacey Green Road and Bolleynwood Court is approximately a quarter of a mile down on the left hand side.

Communal Entrance Hallway**Private Entrance Hallway**

Intercom telephone system, storage cupboard, thermostat for underfloor heating.

Living Room

12'8 x 10'7

Spacious living room with UPVC double glazed window to rear, open aspect to rear, feature electric fireplace.

Kitchen

8'9 x 6'9

Fitted with a range of wall, base and drawer units with complementary roll top work surfaces with tiled splashback, four ring electric hob, integrated oven, stainless steel bowl sink and drainer, UPVC double glazed window to front, space for washer or dryer, space for fridge freezer.

Bedroom

12'8 x 10'9

Double bedroom with UPVC double glazed window to rear, open aspect.

En-Suite

9'1 max x 7'9

Airing cupboard, pedestal wash hand basin, panelled bath with overhead shower attachment, tiled flooring, UPVC double glazed frosted window to side.

WC

Lower level WC, UPVC double glazed frosted window to front.

Outside

Communal parking and well tended gardens.

Garage

- Ground Floor Apartment
- One Bedroom
- Popular Development
- Close to Wilmslow town centre
- Easy Access to commuter links
- Close to Lacey Green Primary Academy School
- Open Aspect views
- Allocated Garage & Communal Parking



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

GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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