



*Jordan fishwick*

Boundary House Styal Road, SK9 4LE  
Guide Price £489,950





## Styal Road Styal SK9 4LE

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An extended three/ four double bedroom semi detached property in Styal. The property offers versatile accommodation with a large living room, kitchen diner, utility room, W.C and additional reception room/ bedroom to the ground floor. To the first floor there are three large double bedrooms with the principle bedroom benefiting from a large en suite shower room with large walk in shower area. There is a modern family bathroom. To the rear of the property the garden is enclosed and laid mainly to lawn with a small patio area. There is a gated driveway to the front offering off road parking.





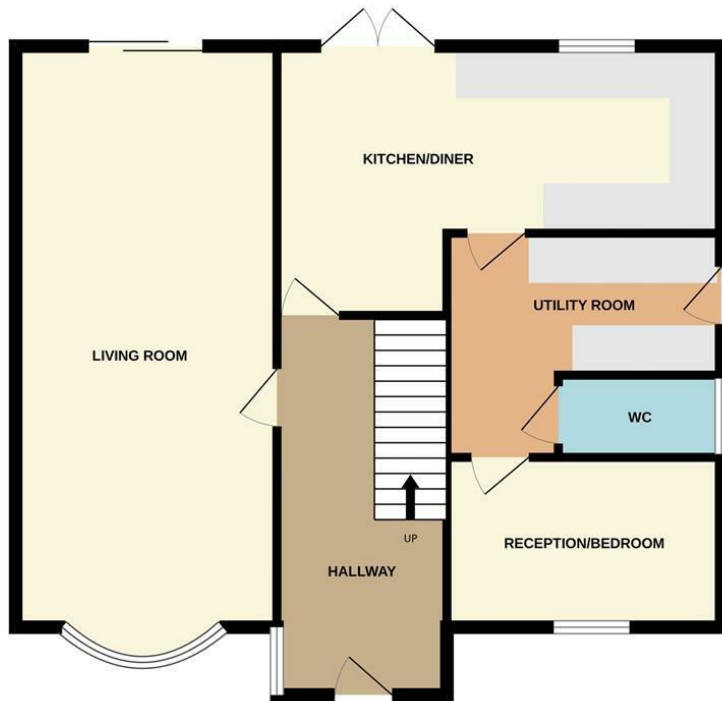
- Semi Detached
- 3/4 Double Bedrooms
- Versatile Accommodation
- Two Bathrooms
- Semi rural location
- Gated driveway
- Off road parking
- Enclosed rear garden



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



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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