



*jordan fishwick*

Styal Road, SK9 4LE  
Guide Price £389,950



# Styal Road STYAL SK9 4LE

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**\*NO ONWARD CHAIN\*** This three bedroom semi-detached property provides a potential buyer to 'put their own stamp' on the property. Being within close proximity to Manchester airport and countryside alike this residence is sure to impress. The ground floor accommodation comprises in brief; Entrance hallway, bay fronted living room, dining room and kitchen. The first floor comprises; two double bedrooms, another good sized bedroom and a family bathroom. Externally the property benefits from a large driveway providing off road parking for multiple vehicles. To rear is a garden which is mainly laid to lawn as well as benefitting from a garage. Viewings essential to fully appreciate.



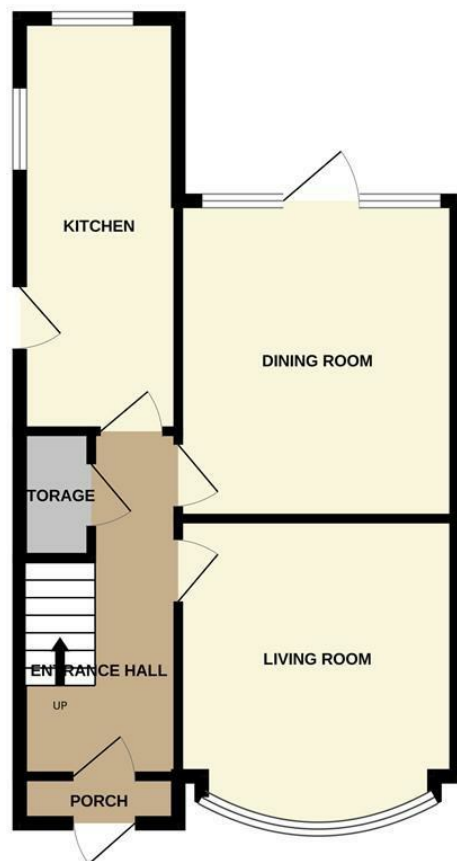


- Three bedrooms
- Semi detached
- Close proximity to Manchester airport
- Off road parking
- Short stroll to countryside walks
- In need of modernisation
- Easy access to Styal village
- Garage

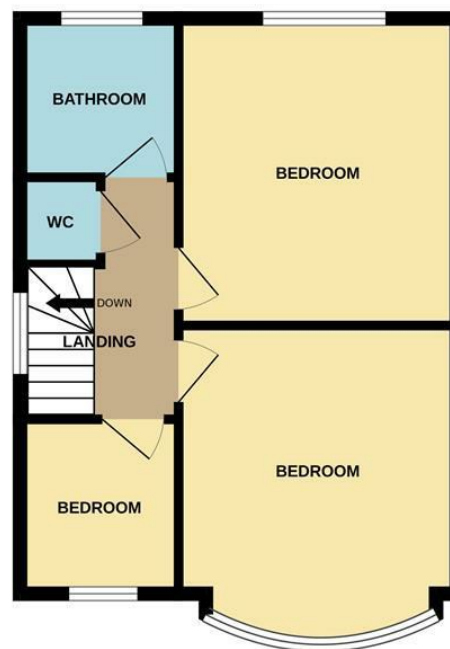


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &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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