



- Beautifully appointed four bedroom family home
- Sought after Wilmslow Park Location
- Gated driveway with ample parking and two berth carport
- Generous, mature landscaped gardens
- Two en-suite bedrooms, the master having south facing balcony
- Three reception rooms + office, gym, utility, workshop and cloakroom
- Planning consent to build a substantial new master suite
- Easy access to Wilmslow town centre and railway station
- Luxurious garden room

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(81-91) B		(92 plus) A	
(69-80) C		(81-91) B	
(55-68) D		(69-80) C	
(39-54) E	57	(55-68) D	
(21-38) F	64	(39-54) E	
(1-20) G		(21-38) F	
Not energy efficient - higher running costs			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

**Wilmslow Park South,  
Wilmslow**

**Guide Price  
£1,295,000**

**Council tax band G**

