



2 BUDWORTH WALK WILMSLOW SK9 2HS

****NO ONWARD CHAIN**** Ideal for investment landlords or first time buyers alike. A well proportioned and versatile four bedroom end of terrace property which is in need of some modernisation and updating. The accommodation comprises in brief: entrance hallway, large open plan living room/dining room, modern fitted kitchen, four bedrooms and a contemporary bathroom. Externally there are private gardens to the front and rear. The property is in close proximity of both Wilmslow and Handforth town centres and is accessible to local amenities and transport links. Neighbouring Wilmslow Academy and Wilmslow High School. Viewing recommended.

Entrance Hallway

Wall mounted radiator. Stairs leading to first floor accommodation. Storage beside staircase.

WC

Two piece suite comprising low level wc and wash hand basin. Frosted window to side

Kitchen

10'4 x 8'5

Fitted with a range of base and wall units with space for cooker with extractor over, space for appliances, roll top work surfaces over and uPVC window to front.

Dining Room

11'5 x 9'9

Wall mounted radiator. Leads to conservatory.

Conservatory

10'1 x 9'4

Wall mounted radiator. UPVC patio doors leading to garden.

Lounge

11'6 x 11'4

Feature fireplace. UPVC window to rear.

First Floor Landing

Access to first floor accommodation.

Bedroom One

13'7 x 9'4

UPVC window to front. Wall mounted radiator.

Bedroom Two

11'5 x 11'3

Wall mounted radiator. UPVC window to rear.

Bedroom Three

11'1 x 5'7

Window to front. Wall mounted radiator. Wood effect laminate flooring.

Bedroom Four

8'4 x 7'8

Wall mounted radiator. UPVC window to rear.

Bathroom

Three piece suite comprising of panelled bath with shower over, vanity wash hand basin with storage under, heated towel rail. Tiled walls.

Garden

Low maintenance rear garden space providing a sunny aspect and affording a good degree of privacy, with fenced boundaries.



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	84
(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	