

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.



GROUND FLOOR

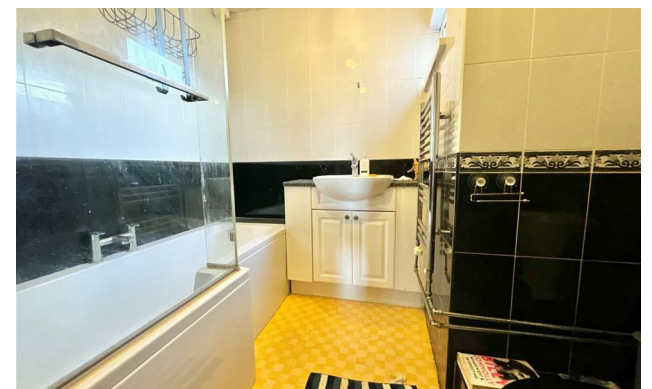


1ST FLOOR



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

- Four bedrooms
- Garden to three sides
- In need of modernisation
- Conservatory
- Close proximity to Wilmslow/Handforth town centre
- Feature fireplace
- Nearby to local schools
- Popular development



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

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
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