



*jordan fishwick*

17 Marbury Road, SK9 4DJ  
Guide Price £259,950



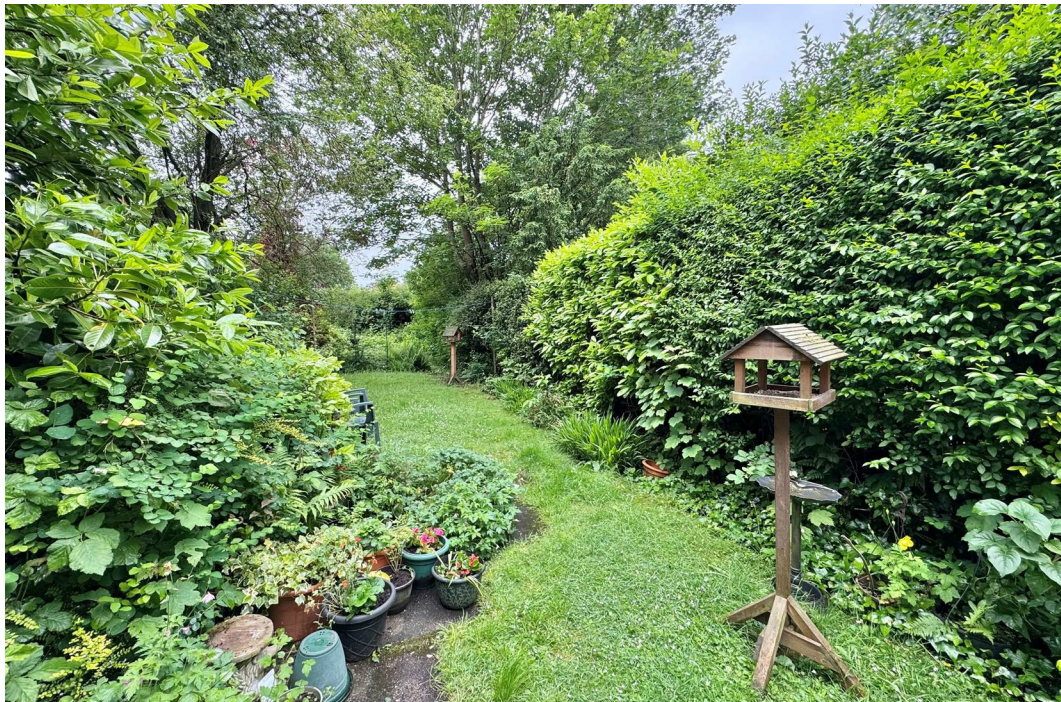
## Marbury Road Wilmslow SK9 4DJ

Guide Price £259,950




**\*\*IN NEED OF MODERNISATION\*\***. This spacious three bedroom terraced house with a private rear garden is situated a short stroll from local amenities. The property offers the prospective buyer the opportunity to 'put their own stamp on' and comprises in brief: entrance hall, well proportioned living room, kitchen/dining area, fitted kitchen with space for appliances. The first floor comprises three bedrooms and a family bathroom. Externally the property has a lawned rear garden with hedged boundaries and affords a good degree of privacy. The property is situated within convenient reach of Lacey Green Academy, open countryside and Wilmslow village. Also within easy reach is Manchester International Airport and the motorway network as well as Wilmslow train station which has direct lines to Manchester Piccadilly and London Euston. **VIEWINGS ESSENTIAL TO FULLY APPRECIATE.**



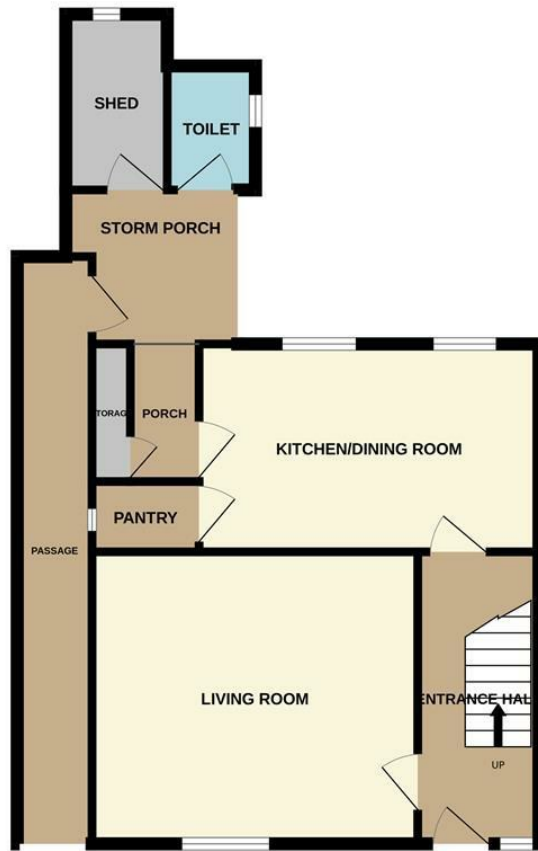


- In need of modernisation
- Close to local amenities
- Three bedrooms
- Terrace property
- Off road parking
- Ideal first time buy
- Investment opportunity
- Private rear garden



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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