



*Jordan* fishwick

20 BOURNE STREET WILMSLOW SK9 5HD  
Guide Price £475,000

## 20 BOURNE STREET WILMSLOW SK9 5HD

NO CHAIN ... Jordan Fishwick are pleased to offer to the market this extended three bedroom semi-detached property located on Bourne Street in Wilmslow. Wilmslow centre offers a wide range of amenities, which include a number of local shopping facilities, bars and restaurants. Wilmslow train station offers a direct service to London Euston and Manchester City centre and the location caters for many different needs. The property is well placed for easy access to the M56 for commuters to Manchester and the North West commercial centres and Manchester Airport is less than 20 minutes away. In brief the property comprises a welcoming hallway with access to a downstairs WC, two separate reception rooms and a large open plan kitchen dining space with access to a separate utility room. To the first floor there are three bedrooms and a family bathroom. Externally the property benefits from a large tarmac driveway which provides off road parking for a number of vehicles and this leads to the rear of the property where there is a detached brick built garage providing additional secure storage. To the rear of the property the garden is enclosed by a mature perimeter and is laid mainly to lawn.



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metrepro (2021)



- Semi-detached Property
- Extended Accommodation
- Three Bedrooms
- Large Driveway
- Convenient location
- Enclosed rear garden
- Detached Garage
- No Chain

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