



**Jordan Fishwick**

9 POPLAR AVENUE WILMSLOW CHESHIRE SK9 6LN  
PCM £1,950 PCM

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PART FURNISHED AVAILABLE AUGUST

This extremely attractive detached FAMILY home is situated within an extremely popular South Wilmslow location within easy walking distance of popular local schools, Wilmslow village and the train station.

Entrance hallway, living room, with French style doors to the rear gardens, contemporary fitted breakfast kitchen with granite work surfaces, utility and a rear entrance porch.

The first floor accommodation comprises: stairs/landing, master bedroom with en-suite shower room, two further attractive bedrooms and a modern fitted white bathroom suite.

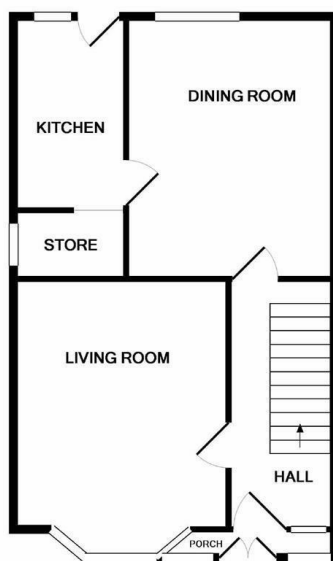
To the front of the property there is a well tended lawned garden and a driveway which provides off road parking.

To the rear of the property there is a garden which is mainly laid to lawn and is enclosed via well defined boundaries.

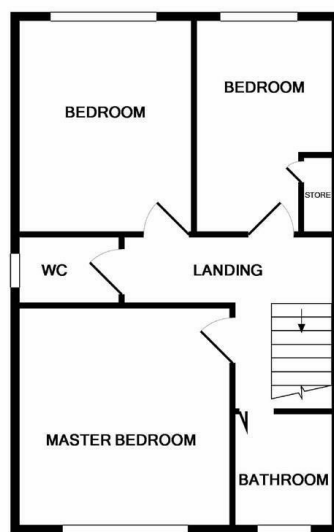
Contact Wilmslow 01625 536300 £1950.00pcm

COUNCIL TAX E

EPC B



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- EXCELLENT LOCATION
- DETACHED
- THREE BEDROOMS
- ENSUITE TO MAIN BEDROOM
- OFF ROAD PARKING
- EPC B
- COUNCIL TAX E



Energy Efficiency Rating	
	Potential
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 <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC