



**jordan fishwick**

122 MANCHESTER ROAD WILMSLOW SK9 2JX  
Guide Price £924,950

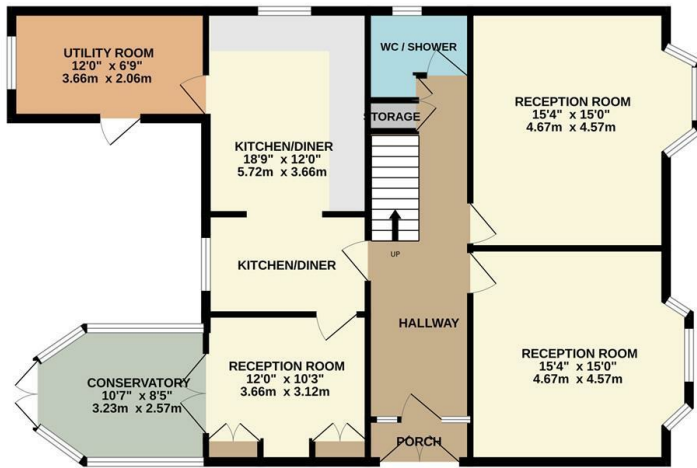


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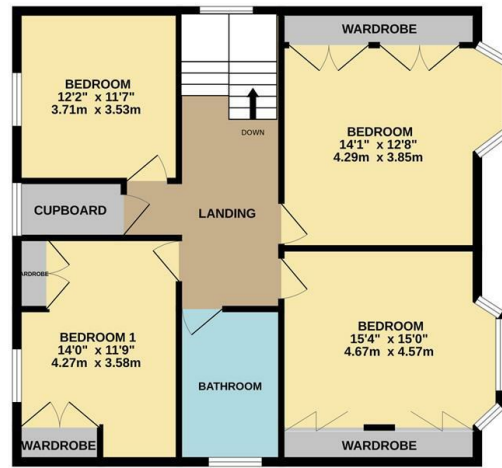
An elegant and charming, bay-fronted four bedroom traditional detached family house situated in a sought after location. Manchester Road is a prestigious and wide tree-lined road leading into the town centre of Wilmslow. Wilmslow being only a short drive away and offers a wide range of amenities, which include a number of local shopping facilities, bars, restaurants, local leisure centre and with Wilmslow train station offering a direct service to London Euston and Manchester City centre the location caters for many different needs. The property boasts a leafy rear outlook, offering a high level of privacy with beautiful gardens to both the front and rear, providing a peaceful and inviting environment. The wide driveway and approach is blocked paved and leads to a detached double garage with electric up and over garage doors. The ground floor accommodation features three spacious and separate reception rooms, perfect for entertaining. There is also a well-proportioned kitchen diner and access to a separate utility room. Additionally, there is a convenient downstairs W.C and shower. There is also a conservatory accessed from the morning room/home office, with excellent views to the garden. Moving to the first floor, a spacious landing area features a stained glass window and leads to four generously sized double bedrooms and a storage room. The main bathroom includes a four piece bathroom having a separate shower area. The spacious and meticulously maintained garden is laid mainly to lawn, with a patio and feature pond. The garden is mature with the rear benefiting from an easterly and private aspect. No Onward Vendor chain.



GROUND FLOOR



1ST FLOOR



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



- No Chain
- Detached Property
- Four Bedrooms
- Three reception rooms
- Large kitchen diner
- Beautiful rear garden
- Double garage
- Excellent potential

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
68	76		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	