



*jordan fishwick*

49 Hazelwood Road, SK9 2QA  
Guide Price £625,000

# Hazelwood Road Wilmslow SK9 2QA

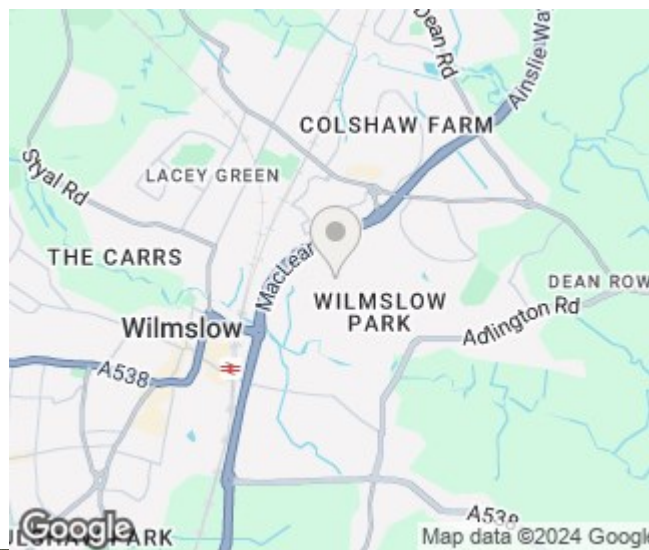
Guide Price £625,000



**NO VENDOR CHAIN.** An opportunity to purchase a four bedroom detached property set within the ever popular Summerfields development which is close to local amenities and is within easy access of the motorway network and Manchester International Airport. The property is also approximately a 14 minute walk to Wilmslow train station and 15 minute walk to Wilmslow town centre. In brief the accommodation comprises: entrance hallway, large living room/dining room, spacious kitchen diner with modern fitted kitchen. The downstairs accommodation also includes a utility room and a downstairs W.C. There is also an integral double garage. To the first floor there are a further four bedrooms, with the principal bedroom having an ensuite. There is also a family bathroom. To the outside of the property there is off road parking to the front for a number of cars, whilst to the rear there is a lawned garden with patio.



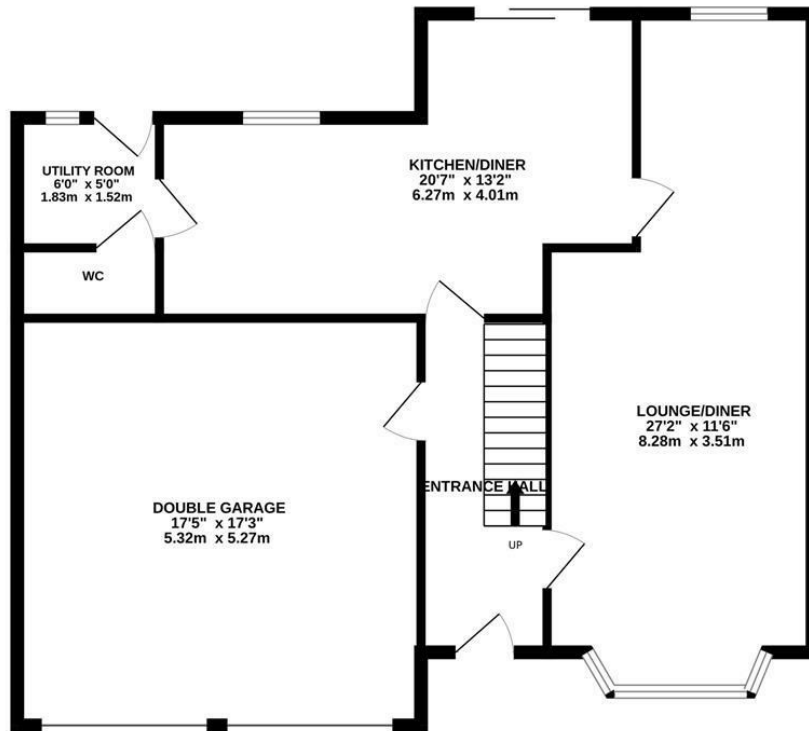
- No Chain
- Detached
- Four bedrooms
- Ensuite
- Double Garage
- Off road parking
- Garden front and rear
- Utility Room



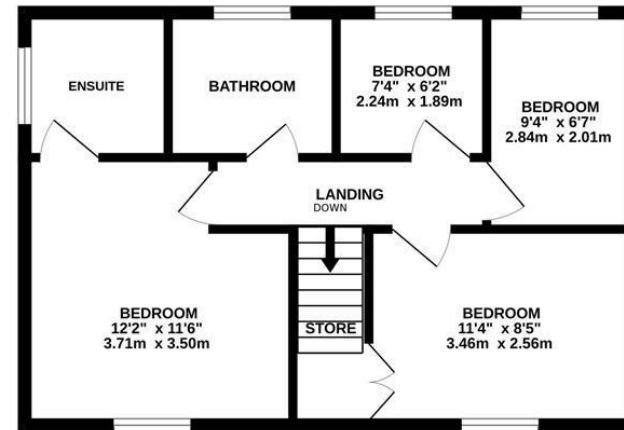
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>54</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR  
919 sq.ft. (85.4 sq.m.) approx.



1ST FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 1381 sq.ft. (128.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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