



*jordan fishwick*

45 Bourne Street, SK9 5HA  
Guide Price £395,000





## Bourne Street Wilmslow SK9 5HA

Guide Price £395,000



NO CHAIN. Jordan Fishwick are delighted to present this fantastic opportunity to purchase a well proportioned three bedroom home in a popular south Wilmslow location, close to local shops on Chapel Lane, local primary schools and Lindow Common. For those requiring useful commuter links the train station offers a direct route to London and there is easy access to motorway networks and Manchester International Airport. Internally, the property offers a private entrance hallway, sizable living room offering an excellent sociable space and a modernised kitchen diner which features UPVC French doors to the rear. The kitchen proceeds to boast contemporary wall and base fitted units with complementary wood effect worktops and splashback tiles. There is also an understairs storage cupboard. To the first floor, there are three bedrooms (with additional floor space created in two bedrooms over the side access to the rear garden), one of which benefits from a white two piece ensuite. The stylish family bathroom offers a three piece white bathroom suite with modern splashback tiles surrounding and also features a heated towel rail and frosted UPVC double glazed window.

Externally, to the front of the property there is off road parking space for multiple vehicles and side access to the rear. The private rear garden is mostly laid to lawn but features patio and raised decking, creating ideal space for outdoor furnishings. Viewings Essential.










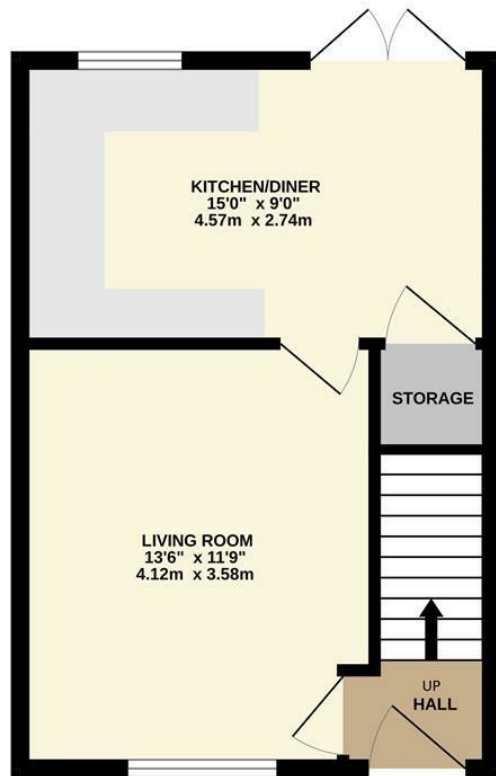
- No Chain
- Three Bedrooms
- South Wilmslow Location
- Mordernised Kitchen Diner
- Stylish Family Bathroom
- Ensuite
- Private Garden To Rear
- Spacious Off Road Parking



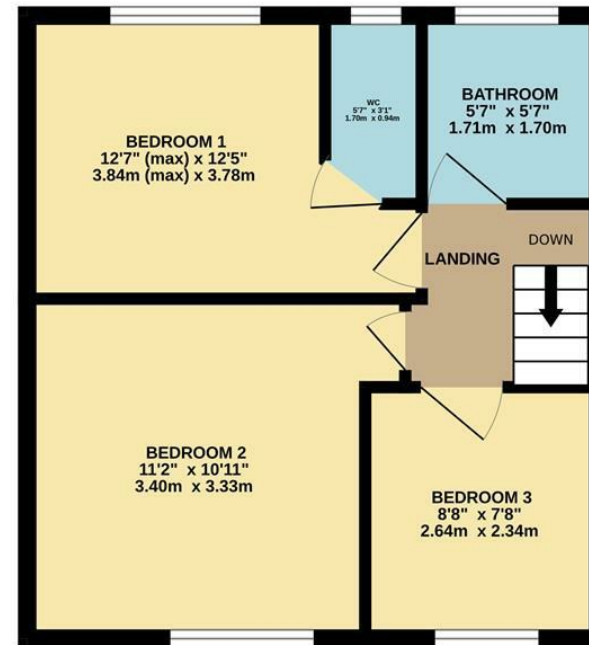
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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