





1 ROSELANDS COW LANE WILMSLOW SK9 2AZ

NO CHAIN. A spacious and meticulously maintained, upgraded four bedroom townhouse nestled within sought after Wilmslow Park South area, offering easy access to the thriving town centre of Wilmslow with a renowned array of restaurants, a range of independent and high street shops and numerous sporting clubs. The stunning position of Roselands is within walking distance of Wilmslow railway station with a direct line to London Euston, the A34, Manchester Airport, the Bollin Valley trail and many areas of natural tranquillity and beauty. Upon entrance, the private entrance hallway offers access to the practical and spacious garage, stylish downstairs WC, convenient understairs storage cupboard and kitchen family area which boasts in size and modernisation. Key features to this downstairs living space include, matching kitchen wall and base mounted units with complementary worktop surfaces, multiple integrated appliances and UPVC double glazed French doors to the rear, providing excellent access to the rear garden. To the first floor there is a perfectly proportioned double bedroom offering excellent fitted storage space and a modernised three piece en suite. Additionally, the first floor offers a reception room to the rear featuring vast amounts of space as well as another set of UPVC French doors leading to the balcony area, a highlight for looking over the picturesque garden. To the second and final floor, the accommodation offers three bedrooms all of good size, two of which present fitted storage spaces. A stylish family bathroom is also beautifully presented on the second floor. Externally, parking for multiple vehicles to the front aspect and to the rear an excellent garden space, mostly laid to paving and boasting a excellent length and size, perfect for a social setting. Viewings essential.



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix 12025.



- No Chain
- Four Bedroom Townhouse
- Wilmslow Park South Location
- Open Plan Kitchen / Family Room
- First Floor Balcony
- Stylish Ensuite
- UPVC French Doors
- Off Road Parking
- Large Integral Garage

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-101) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	