



11 CLARENCE COURT WILMSLOW SK9 5QL

No chain - Would benefit from some updating - Viewing recommended. Located on the popular Boleyn Park development right in the heart of Wilmslow within a short walk of the town centre and local amenities, this well proportioned three bedroom Cheshire brick town house is sure to impress a variety of purchasers. The accommodation comprises in brief: entrance hallway, bedroom one with access to the rear garden and a shower room. To the first floor there are two further bedrooms and a bathroom. To the second floor there is an open plan living/dining room and a fitted kitchen. The driveway provides off road parking and leads to the integral single garage whilst to the rear there is a well proportioned low maintenance garden.



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix C2002.

- CENTRAL LOCATION
- THREE DOUBLE BEDROOMS
- OFF ROAD PARKING
- EASY ACCESS TO WILMSLOW TRAIN STATION
- GARAGE
- CLOSE TO LOCAL SCHOOLS



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