



jordanfishwick

2 TRAFFORD PLACE MACCLESFIELD ROAD WILMSLOW SK9

Guide Price £425,000

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Conveniently positioned within walking distance of Wilmslow train station and Wilmslow town centre, this light and spacious three bedroom first floor apartment positioned on Macclesfield Road offers excellent internal accommodation and uniquely a double garage to the rear. Trafford Place is a small and select development of four apartments. Located on the first floor, this well presented apartment comprises in brief: a communal hallway with staircase which leads to the first floor and a spacious entrance hallway, which leads to the internal accommodation. There is a large open plan living and dining area with large windows to two aspects, both encouraging a source of natural light from the rear southerly aspect. Progressing through the living room there is a versatile third bedroom or home office and also a kitchen. The kitchen is fitted with a modern range of base and eye level units with complementary butchers block style work surfaces. Additionally the kitchen is fitted with several integrated kitchen appliances, which in include a fridge, freezer, dishwasher and washer dryer. The property also benefits from two spacious double bedrooms, both bedrooms benefit from fitted wardrobes with sliding doors offering excellent storage. The principal bedroom benefits from a private ensuite, which is fitted with a stylish, three-piece white suite with large walk-in shower area. The family bathroom is also fitted with a tasteful and stylish three-piece white suite and comprises of a shower enclosure and useful airing cupboard offering additional storage. The property is double glazed and heated via a gas 'Worcester' boiler. Externally, the communal gardens are beautifully maintained and laid mainly to lawn. There is a parking area to the rear of the property and a row of garages (End garage exclusive to Apt 2). The garage provides secure, off-road parking, ample extra storage and has power and lighting.



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Magicplan 2020



- Convenient Position
- Three Bedrooms
- Modern Ensuite
- Spacious open plan Living dining room
- Double Garage
- First floor Apartment
- Fitted wardrobes
- Parking
- Well maintained select development
- Sq ft Approx. 1350

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

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