



jordanfishwick

14 SUNNYBANK HOLLY ROAD NORTH WILMSLOW SK9 1ND
Guide Price £384,950

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A well presented three bedroom townhouse tucked away in one of the best positions off Holly Road North. The property benefits from a prime central residential position located minutes away from the town centre. This three storey, three bedroom townhouse benefits from off-road parking (two spaces) and a particularly large communal rear garden with a sunny aspect. The property is within walking distance of Wilmslow town centre where you will find a wide variety of dependent shops, restaurants and cafés. Wilmslow also benefits from great transport links which include the train station which has direct links to London Euston and Manchester Piccadilly as well as a fantastic road network into Manchester city centre. The property in brief comprises a porch, entrance hallway, integral garage and with boiler to the ground floor. There is a ground floor bedroom with storage cupboard and modern ensuite shower room. On the first floor there is a large living / dining room with balcony offering views to the communal gardens at the rear. Additionally there is a modern kitchen. To the second floor there are two double bedrooms, both with fitted wardrobes and a modern bathroom. To the rear of the property there is a large open communal garden with a mature and leafy outlook.



- Town House
- Communal Gardens
- Three bedrooms
- Ground floor bedroom
- Ensuite shower room
- Integral Garage
- No Chain
- Parking

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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	