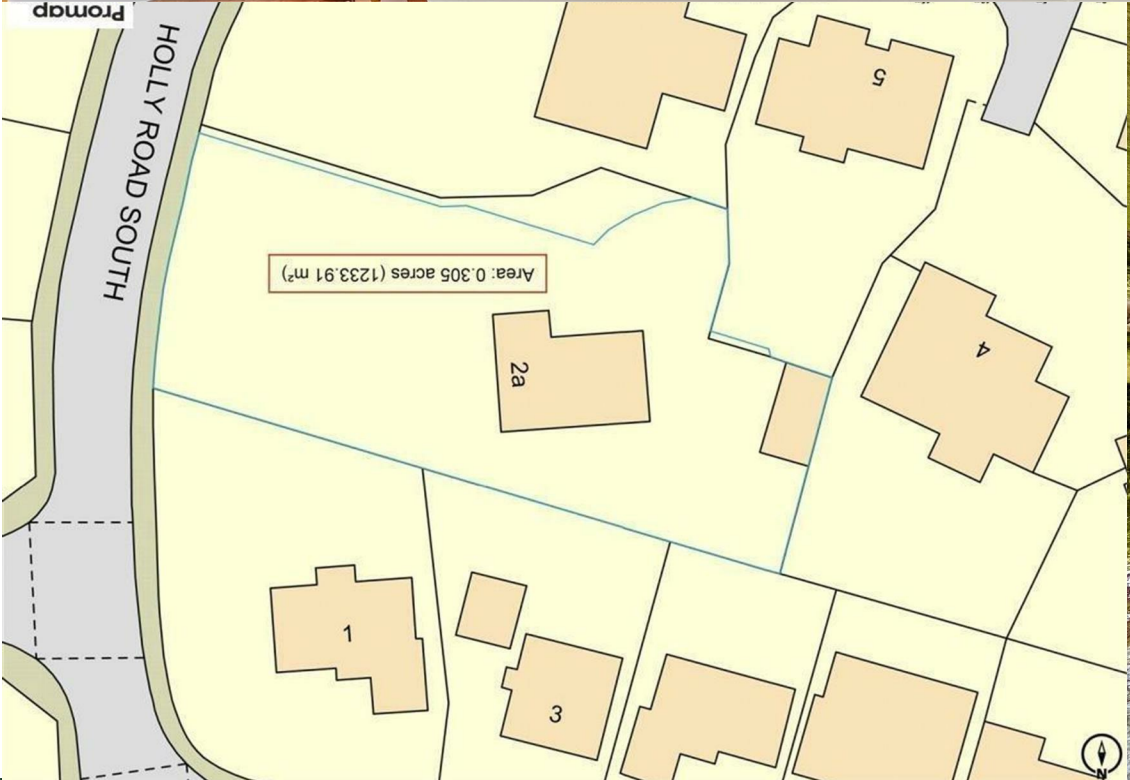




jordanfishwick

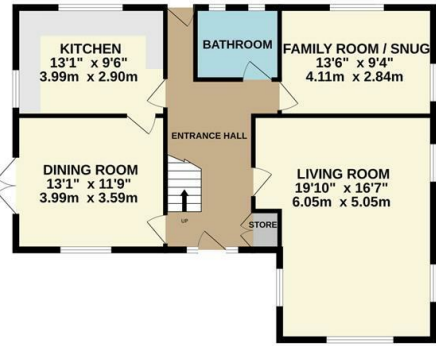
2A HOLLY ROAD SOUTH WILMSLOW SK9 1NG
Guide Price £850,000

2A HOLLY ROAD SOUTH WILMSLOW SK9 1NG

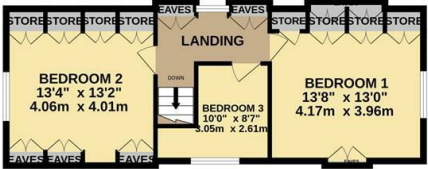
Set within 0.3 of an acre of mature gardens, with tree lined views, this charming three bedroom detached property is one of a kind. Being centrally located to Wilmslow 'The Fuchsias' is only a couple of minutes walk from a multitude of amenities, local facilities and Wilmslow High School. Situated on Holly Road South, one of the most desirable postcodes within Wilmslow, the property is approached via a long driveway ensuring the property has maximum privacy. Internally the property offers well balanced accommodation throughout. The property does requires a degree of modernisation, however due to the size of the plot there is huge potential here, with an amazing opportunity subject to the relevant planning and building approvals, to renovate, extend and create a larger property that can cater for an individual buyers needs. Internally the property features a generous entrance hallway, three separate reception rooms with the spacious living room enjoying a dual aspect towards the stunning garden. The dining room features a set of French patio doors which open onto a further private and secluded paved patio to the rear. The kitchen diner has a fitted kitchen with further views to the rear garden and patio. The family bathroom is located on the ground floor and is fitted with a traditional three-piece white bathroom suite. The accommodation continues to the first floor where there are three bedrooms, each consisting of built-in wardrobes adding additional storage as well as potential to add an en- suite in unused roof space. Externally to the rear of the property there is a detached 20"3 outbuilding offering further storage and potential as an annex/home office. The mature gardens span the perimeter of the property, laid mainly to lawn with hedging, mature shrubs and trees, creating a secluded private garden. The property is unique and highly worthy of a viewing to appreciate the opportunities on offer, with real potential. It's a hidden gem!



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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- 0.3 of an acre of Mature Gardens
- Desirable South Wilmslow Location
- Three Bedrooms
- Family Bathroom
- Parking for Multiple Vehicles
- French Patio Doors
- Three Separate Receptions Rooms

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	