





3 SANDHURST DRIVE WILMSLOW SK9 2GP

AVAILABLE NOW PART FURNISHED

Located on the ever-popular Villa's development is this executive four bedroom detached. Presented in excellent order and within walking distance of Wilmslow town centre and the train station along with the A34 and Manchester International Airport only being a short drive away this property is sure to be a popular choice. Entrance hall with access to garage and downstairs WC, lounge with feature fireplace leading to dining room, dining kitchen with gas hob and electric oven dishwasher and fridge freezer, utility room with washing machine. To the first-floor main bedroom with fitted wardrobes and ensuite shower room, three further well-proportioned double bedrooms, family bathroom with shower over bath. Enclosed rear garden with decked area and pond. Gas central heating. Contact Wilmslow 01625 536300 £2400.00pcm COUNCIL TAX E EPC C



Measurements are approximate. Not to scale. Illustrative purposes only. Made with MetreX 12/2025



- DETACHED
- FOUR BEDROOMS
- TWO BATHROOMS
- GARAGE
- POPULAR LOCATION
- COUNCIL TAX E
- EPC C

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>			(8-11) <b>A</b>		
(81-91) <b>B</b>			(12-15) <b>B</b>		
(69-80) <b>C</b>			(16-19) <b>C</b>		
(55-68) <b>D</b>			(20-23) <b>D</b>		
(39-54) <b>E</b>			(24-27) <b>E</b>		
(21-38) <b>F</b>			(28-31) <b>F</b>		
(1-20) <b>G</b>			(32-35) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>83</b>	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	