



jordan fishwick

1 Rydal Mews 117 Manchester Road, SK9
Guide Price £450,000

117 Manchester Road Wilmslow

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NO CHAIN. A beautiful and spacious three bedroom property located within walking distance of Wilmslow. The property is conveniently situated within easy reach of Wilmslow town centre with its excellent range of shops and general services, restaurants and wine bars. For the commuter Wilmslow railway station is on the main line to London Euston and also provides a regular commuter service to Manchester and surrounding districts. Upon entering, the ground floor comprises an entrance hallway, a spacious living room/dining space with double glazed French doors to the garden and the conservatory, utility room, kitchen and a generous sized conservatory with views to the garden, ideal for a sociable space. The first floor accommodation benefits from three double bedrooms, one including a walk-in wardrobe and en suite shower room. There is also a family bathroom featuring a Velux ceiling skylight and fitted with a traditional three piece white bathroom suite. The outside aspect of the property offers residents parking and a mature private garden space to the rear. Viewings essential to fully appreciate. Some of the photos have been digitally staged to show space and the potential the property has.



- Three Bedroom Property
- Spacious Living Room / Dining Room
- Off-Road Parking
- Ensuite
- Walk-in Wardrobe
- Conservatory
- Excellent Location
- Double glazed
- Private Garden Area



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	70	83
(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 



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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