



*jordan*fishwick

76A KNUTSFORD ROAD WILMSLOW SK9 6JD
Guide Price £295,000

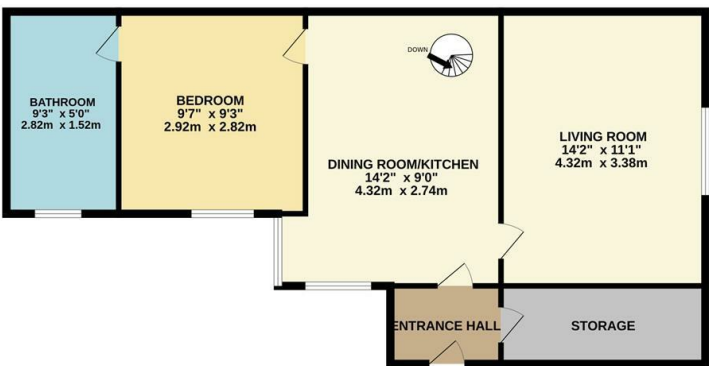
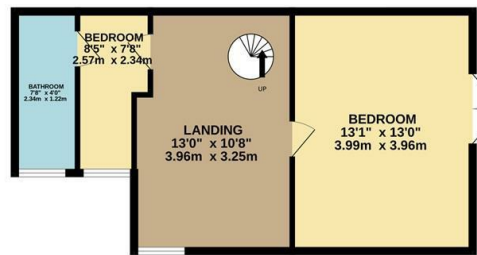
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In need of some refurbishment Ideally situated just south of Wilmslow town centre and within walking distance of both the train station and local amenities, this quirky and generously proportioned three bedroom duplex apartment offers a fantastic opportunity for first-time buyers or investors alike. Set across two floors, the apartment offers versatile living space and character throughout: Entrance Hall with useful storage, spacious lounge featuring a large bay window which floods the room with natural light, modern dining kitchen with integrated appliances – perfect for entertaining. Principle Bedroom with en suite facilities. Downstairs, the lower ground floor offers even more flexible living: Second Bedroom with patio doors leading to outside space – ideal as a guest suite. Additional Reception Area / Landing – perfect for a home office or creative space. Third Bedroom with its own en suite. Externally, the property benefits from a carport providing off-road parking. With its excellent location, unique layout, and generous living space, this home is a must-see for anyone seeking something a little different in the heart of Wilmslow.



BASEMENT

GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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- Duplex Apartment
- Three Bedrooms
- Generously Proportioned
- Walking distance to town centre
- Carport
- In need of some modernisation
- Ideal First time buy or Buy to Let

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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	77

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	