



*jordan fishwick*

15 Beechfield Avenue, SK9 6LX  
Guide Price £649,950





## Beechfield Avenue Wilmslow SK9 6LX

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Perfectly positioned just a short walk from Wilmslow town centre, this spacious four-bedroom detached family home offers an opportunity to add your own stamp and personal touch to a property. Requiring some updating the property benefits from being located on a corner plot within a peaceful cul-de-sac with an open rear aspect towards Gravel Lane community park. The property enjoys easy access to the town's excellent range of independent shops, cafés, restaurants, and highly regarded schools — including Outstanding rated Ashdene Primary School just moments away. Wilmslow's superb transport links are a major advantage. The A34 bypass, Manchester Airport, Handforth Dean retail park, and Manchester city centre are all easily accessible. Wilmslow mainline railway station offers fast and frequent services to London Euston and other key destinations, making it ideal for commuters. The ground floor accommodation includes an entrance hallway with downstairs WC and access to the spacious integral garage, a spacious living / dining room that provides access to a well proportioned conservatory measuring approx 21ft in width. Furthermore, there is a separate dining room that leads to the fitted kitchen area ( subject to building regulations these rooms could knocked through to create a spacious open plan and modern kitchen diner). On the first floor there are four well-proportioned bedrooms, with the principle bedroom featuring a small shower located within a cupboard. Bedrooms one, two and three all have fitted storage. The family bathroom accommodates a three piece suite. Externally, the front aspect of the property offers an well maintained garden area and parking for multiple vehicles and to the rear an enclosed garden space, mostly laid to lawn, providing a private and beautiful space. Gated access to the park. The integral garage provides extra a useful storage.



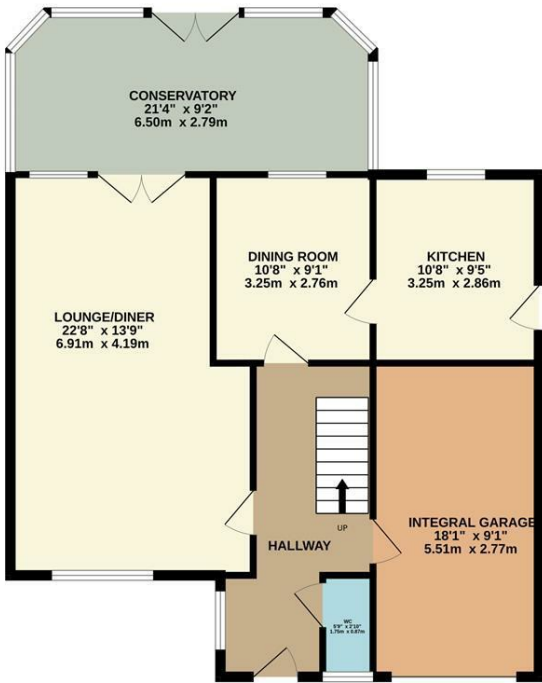


- Prime Wilmslow Location
- Four bedrooms
- Family Bathroom
- Gardens to the front and rear
- Integral garage and off-road parking
- Excellent local schools, shops, and restaurants nearby
- Superb transport connections



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

GROUND FLOOR



1ST FLOOR

