

Benson Bunch



Bespoke Property Consultancy  
Residential Letting and Sales

ASKING PRICE

**£349,950**

**Station Road**

Wilmslow, SK9 4JW

## PROPERTY SUMMARY

An attractive three bedroom home with underground allocated parking, which is well located for the motorway and Manchester airport. Styal is a attractive village on the border of Wilmslow and you will find wonderful countryside and riverbank walks around nearby Styal County Park. The property comprises: lounge with patio doors to the rear garden; modern fitted kitchen; utility room; downstairs WC; master bedroom with en-suite; main bathroom; two further good size bedrooms. There is a rear garden and further communal gardens. Gated underground allocated parking for two cars, plus communal storage. Communal lift to the underground parking. Floor plan to follow. EPC rating:- C. Council Tax Band D

3



2



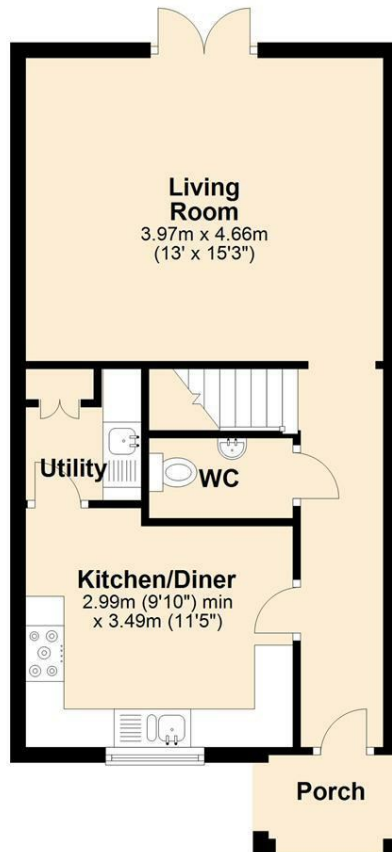
1





## Ground Floor

Approx. 42.4 sq. metres (456.2 sq. feet)



## First Floor

Approx. 42.1 sq. metres (452.9 sq. feet)



Measurements are approximate. Floor plans are not to scale and for illustrative purposes only.  
Plan produced using PlanUp.

**LOCAL AUTHORITY**  
Cheshire East Council

**TENURE**  
House - End Terrace

**COUNCIL TAX BAND**  
D

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements