

Benson Bunch



Bespoke Property Consultancy
Residential Letting and Sales

PCM

£1,300 PCM

Station Road

Wilmslow, SK9 4JW

PROPERTY SUMMARY

A modern three bedroom house which is well located for the motorway and Manchester airport. Styal is a pretty village on the border of Wilmslow and you will find wonderful countryside and riverbank walks around nearby Styal County Park. This fantastic 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 bedrooms. There is a rear private garden and further communal landscaped gardens. There is gated underground allocated parking for two cars. Offered unfurnished. EPC rating:- C. Council Tax Band D

3



2



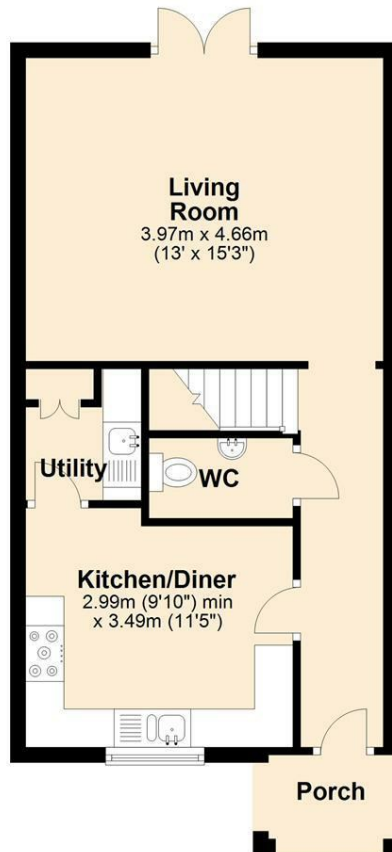
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Ground Floor

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) A		
(81-91) B	80	82
(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	

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