

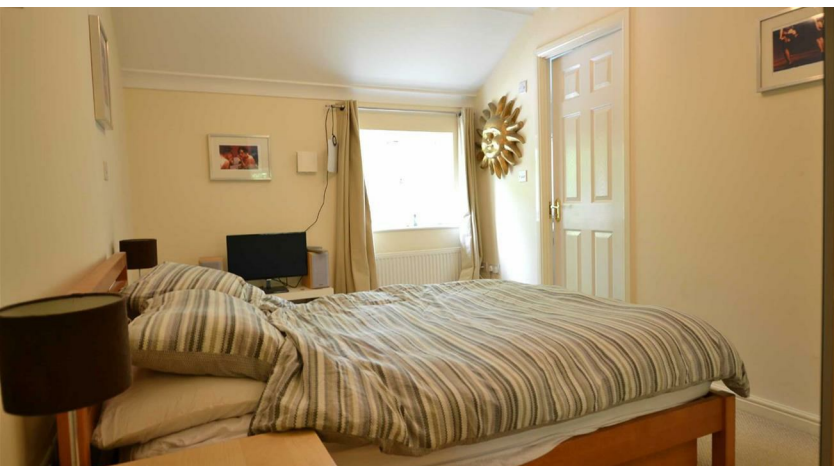


14 Station Road
Wilmslow, Cheshire, SK9 4JW

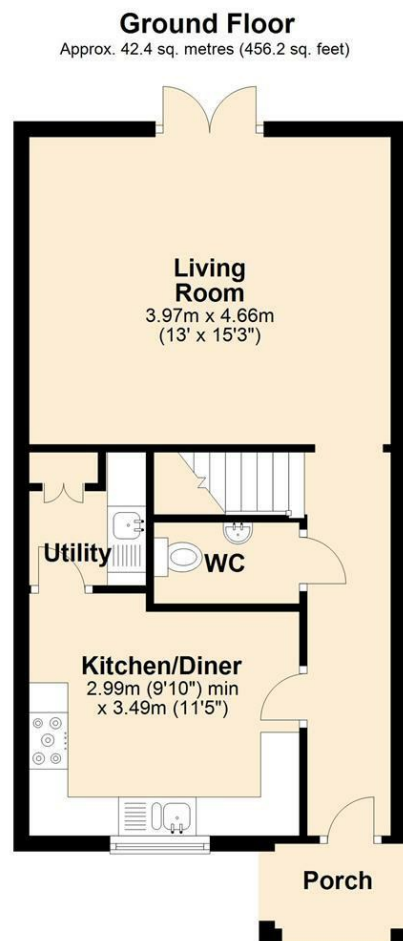
Asking Price £349,950

- Close to Styal Country Park
- Easy access to Manchester Airport
- Modern three bedroom house
- Lounge with patio doors to garden
- Attractive popular small development
- Easy access to main road and motorway network
- Gated underground parking
- Modern kitchen
- Bathroom plus further rental-suite shower
- Rear garden plus communal garden

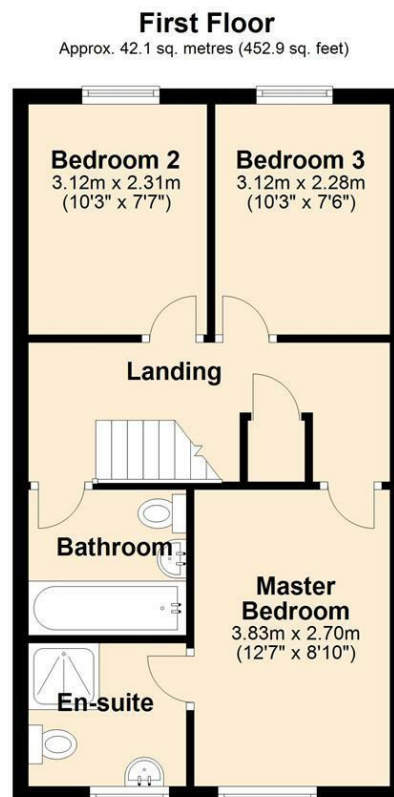
An attractive three bedroom home with underground allocated parking, which is well located for the motorway and Manchester airport. Styal is a attractive village on the border of Wilmslow and you will find wonderful countryside and riverbank walks around nearby Styal County Park. The property comprises: 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







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



Council Tax Band:
Tax Band D

Tenure:
Leasehold

Local Authority:
Cheshire East Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	76	
(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

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements