

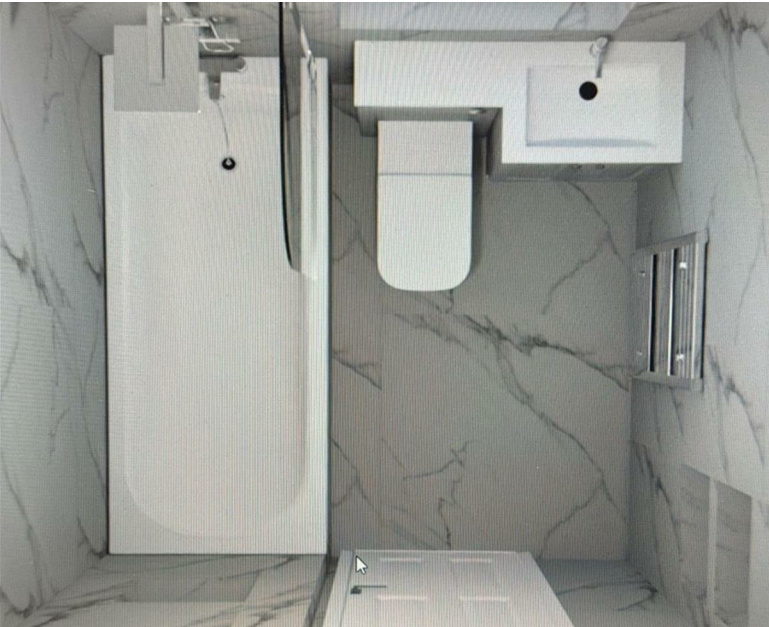


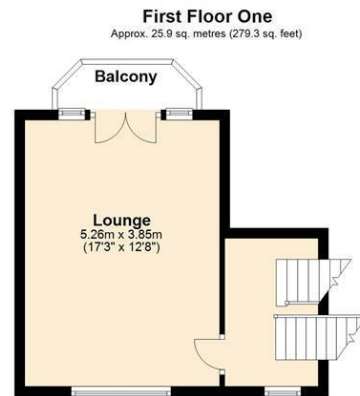
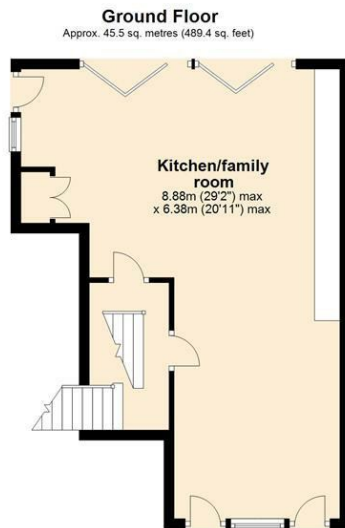
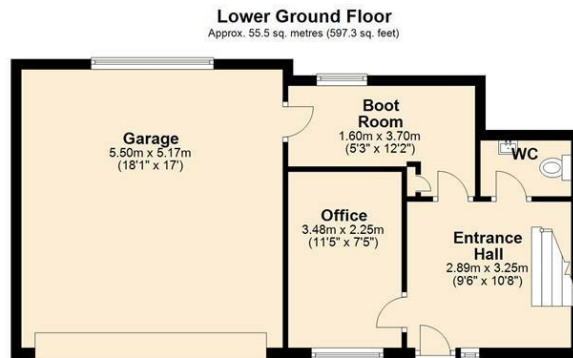
11 Fletsand Road
Wilmslow, SK9 2AD

£4,200 PCM

- Prim location on this 'leafy' private road
- Short walk to Wilmslow town centre and trains station
- Parking and garage
- Modern open plan kitchen, dining, family room
- Lounge with balcony
- Snug/ office
- Utility/ boot room
- Master en-suite bedroom
- Two further bedrooms
- Family bathroom

A modern detached home. New bathroom being fitted (new bathroom image is a CGI). Situated in a prime area on one of Wilmslow's most desirable private, 'leafy', roads. Located a short walk to Wilmslow town centre and train station. This split level property comprises: entrance hall; open plan living kitchen/ dining/ family room; lounge with balcony; study; utility room;(flexible space meaning the Study and Boot Room has potential to be converted to provide a fourth bedroom and en-suite) ; WC; master en-suite bedroom; two further double bedrooms; bathroom. Externally you will find a driveway leading to large garage to the front; front garden; rear garden and patio area with mature tree-line to give an great level of privacy. Council Tax Band G





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

Council Tax Band:
Tax Band G

Tenure:

Local Authority:
Cheshire East Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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	67	77
	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