



Fletsand Road, Wilmslow

Wilmslow, SK9 2AD

£3,900 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

PROPERTY SUMMARY

Situated in a prime area on one of Wilmslow's most desirable private, 'leafy' roads! A modern detached home. New bathroom fitted (new bathroom image is a CGI). Located moments from Wilmslow town centre and train station. The detached home has a modern frontage, with a large driveway & garage and a spacious garden surrounded by a mature tree line.

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

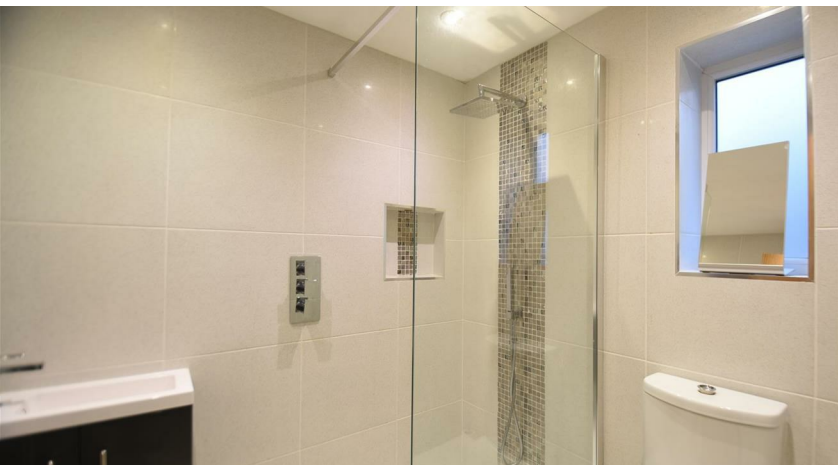
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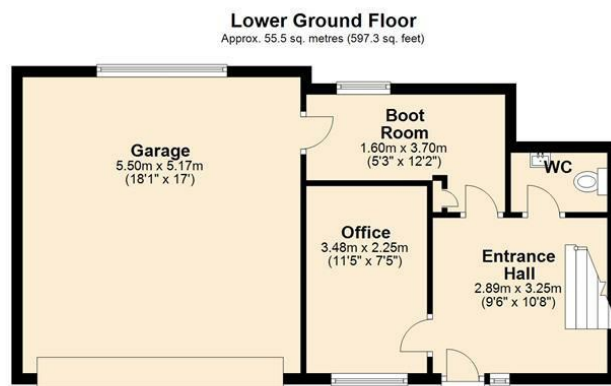


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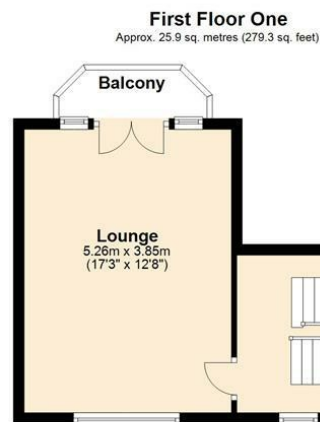
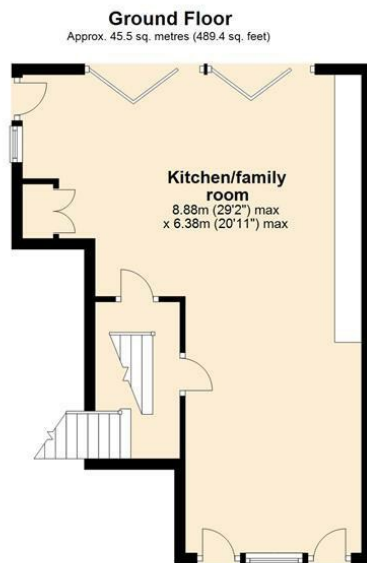




Council Tax Band:
Tax Band G

Tenure:

Local Authority:
Cheshire East Council



First Floor Two
Approx. 49.1 sq. metres (528.7 sq. feet)



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

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	EU Directive 2002/91/EC	

67 77

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



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