



*jordan fishwick*

1A Beech Grove, SK9 5EU  
Guide Price £349,950



## Beech Grove Wilmslow SK9 5EU

Guide Price £349,950




Ground Floor Garden Apartment with No Vendor Chain. Perfectly positioned for Wilmslow town Centre this property offers a unique opportunity to purchase a spacious and well presented ground floor apartment with direct access to a private and well maintained garden. The property is a short walk away from Wilmslow centre which offers a wide range of amenities, which include a number of local shopping facilities, bars, restaurants, local leisure centre and with Wilmslow train station offering a direct service to London Euston and Manchester City centre the location caters for many different needs. The property internally consists of two well proportioned double bedrooms, a spacious living/dining room measuring approximately 22ft in length and boasts a set of UPVC double glazed French doors which lead to the rear landscaped patio area and beautifully maintained garden. There is ample internal storage with two spacious cupboards whilst the kitchen has been fitted with a modern range of white base units with complementary black roll top work surfaces. The kitchen is fitted with an integrated gas four ring hob, electric oven with stainless steel extractor hood. There is space for a fridge freezer, dishwasher, washing machine and a wall mounted gas 'Worcester' combination boiler. The kitchen benefits from dual aspect garden views. The bathroom completes the internal specification and is fitted with a three piece white traditional bathroom suite. Externally the property benefits from a private enclosed rear garden with mature borders, artificial lawn for all-round use and a pebbled patio area for entertaining. Situated on a corner plot the external space continues with a paved pathway which leads to the front aspect and a side garden and the blocked paved driveway. The garage offers extra storage, has a water supply, a uPVC double glazed window and external door.



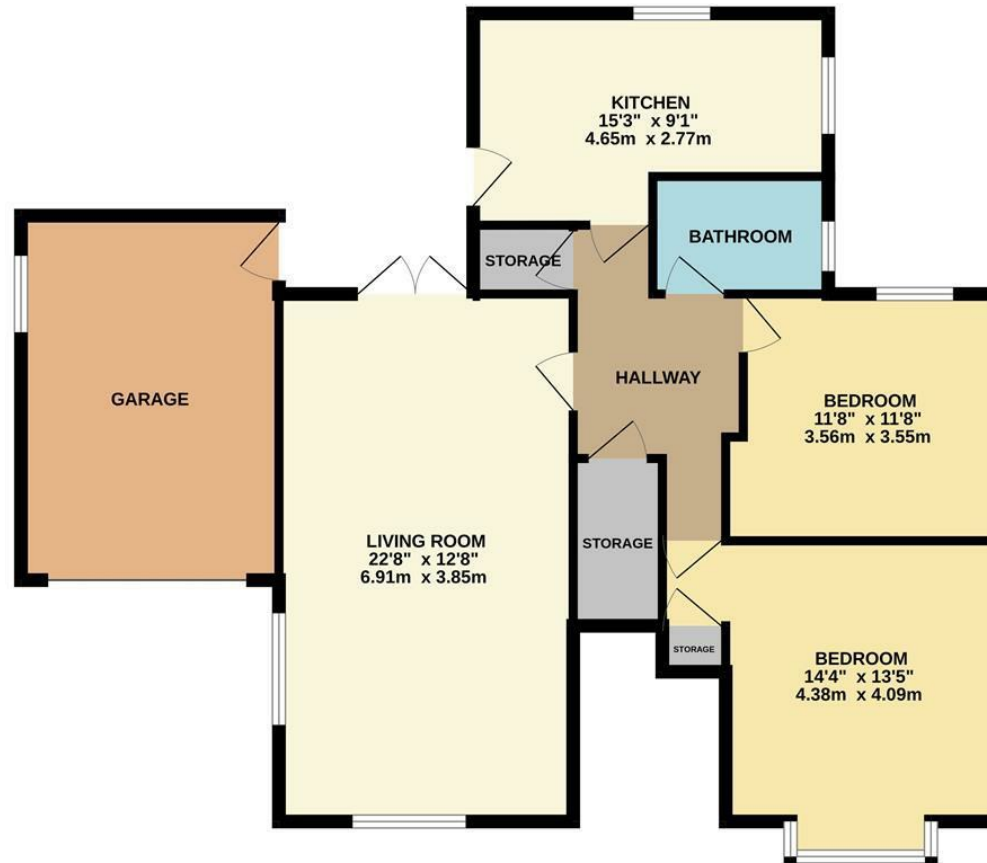
- Garden Apartment
- Ground Floor - Private entrance door
- Secluded Garage and garden area
- Two double bedrooms
- Modern bathroom and Kitchen
- UPVC double glazed and GCH
- No Chain
- Off road parking
- Central Wilmslow Location



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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>71</b>	<b>76</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



## GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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