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**SALE**

# Rooftops

**Sales Letting & Management**



## *Tilston Walk, Wilmslow, SK9*

\*\*\*No Chain\*\*\*

Two Double Bedrooms

Enclosed Rear Garden

Ideal Investment

Close to Ofsted Rated Schools

Energy Efficiency Rating C

**NEW TO THE MARKET!!** This two bedroom property offering spacious rooms and a bright atmosphere is ideally located close to Summerfields with its local shops and amenities, along with Ofsted rated schools within walking distance. Easy access to the A-34 bypass, motorway links, Manchester International Airport and transport links. Comprising; entrance hallway with storage cupboard, lounge overlooking the rear garden, kitchen diner with dual fuel cooker with gas hob and electric double oven, fridge freezer, washing machine and dishwasher, with access to the rear garden. First floor; large main bedroom, second double bedroom, bathroom with shower over and a separate WC. Energy Efficiency Rating C. Council Tax Band A. On street parking.

OIRO

**£220,000**

*Sell with confidence, sell your property with* **Rooftops**

### Entrance Hallway

Wooden door with glazed panel, wooden flooring, central ceiling light, radiator, smoke alarm, power points.

### Lounge

Wooden door, carpet flooring, double glazed windows to the rear elevation, built in storage cupboard, radiator, power points, TV aerial point.

### Kitchen

Wooden door, tiled flooring, double glazed window and door to rear elevation, a range of wooden wall and base units with mottled work surfaces over, chrome sink with mixer tap, cooker with gas hob, electric oven and grill, washing machine, fridge freezer, slim line dishwasher, two central ceiling lights, radiator, power points.

### Stairs and Landing

Carpet flooring, double glazed window to the front elevation, wooden banister, built in storage cupboard housing the central heating boiler, central ceiling light, loft hatch.

### Bedroom one

Wooden door, carpet flooring, central ceiling light, double glazed window to the rear elevation, radiator, power points.

### Bedroom Two

Wooden door, carpet flooring, central ceiling light, double glazed window to the rear elevation, radiator, power points.

### Bathroom

Wooden door, vinyl flooring, central ceiling light, double glazed window to the front elevation, bath with shower over, pedestal wash hand basin, ladder radiator.

### WC

Wooden door, double glazed window to the front elevation, vinyl flooring, low level WC, central ceiling light, radiator.

### Outside Space

To the front of the property there is a small lawned area and paved path, to the rear of the property there is an enclosed rear garden that has astro turf, patio area and mature plants and bushes.

### Disclaimer

Rooftops Estate Agents give notice that these particulars, whilst believed to be accurate, are set

### Floorplans



out as a general outline only for guidance and do not constitute any part of an offer or contract - intending purchasers should not rely on them as a statement or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Rooftops Estate Agents has the authority to make or give representations or warranty in relation to the property.

**Disclaimer.**

We are not qualified to confirm that power points, showers, central heating systems, open fires/log burners, gas and electrical equipment are in working order and we would advise prospective purchasers to satisfy themselves on these points prior to exchange of contracts.