



Asking Price £230,000
Peckforton Walk, Wilmslow. SK9 2NX



 2
Bedrooms

 1
Bathroom

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C & R Hulme are delighted to offer this well presented 2 bed, 2 bath mid terraced house in Wilmslow. Bright and airy, this property consists of a large lounge, fitted family kitchen and 2 double bedrooms and 2 bathrooms. Externally the property offers off road parking and a nice sized rear garden. Excellent location with schools for all ages close by as well as excellent public transport links into and out of the vilage. NO CHAIN

Entrance Hall

UPVC glazed door leading into lounge with stairs to the right and under stairs storage.

Lounge *5.57m x 3.57m (18' 3" x 11' 9")*

Large UPVC patio doors to garden, Radiator, range or power points. Ceiling light point

Family Kitchen *4.52m x 3.67m (14' 10" x 12')*

UPVC window to front & double patio doors to rear. Fitted shaker style kitchen offering a range of floor and wall units finished in off white with wood effect worktops, with black and white splashback tiling. Integrated gas hob, oven with extractor over & inset 1.5 bowl sink with chrome mixer tap. Plumbing for dishwasher and washing machine. Inset spot lights & range of power points.

1st Floor

Stairs & landing UPVC window to front elevation. Store Room providing useful storage space.

Bedroom 1 *4.72m x 3.26m (15' 6" x 10' 8")*

UPVC window to rear elevation, celing light point & range of power points.

Ensuite *1.80m x 1.21m (5' 11" x 4')*

UPVC window to front elevation. 3 Piece white suite consiting of double shower in enclosure with rain water effect shower, hand wash basin and low level W.C. White tile throughout with feature black and white mosiac board. Ceiling light point.

Bedroom 2 *3.73m x 2.59m (12' 3" x 8' 6")*

UPVC window to rear elevation, celing light point & range of power points.

Bathroom *2.00m x 1.73m (6' 7" x 5' 8")*

UPVC window to front elevation. 3 Piece white suite consiting of roll top free standing bath with shower tap hand wash basin and low level W.C. White tile to 1/2 height with feature chrome beading.. Ceiling light point.

Externally

Rear Garden. Large patio area with the remainder laid to lawn with wooden panel fencing all round.

Tenure

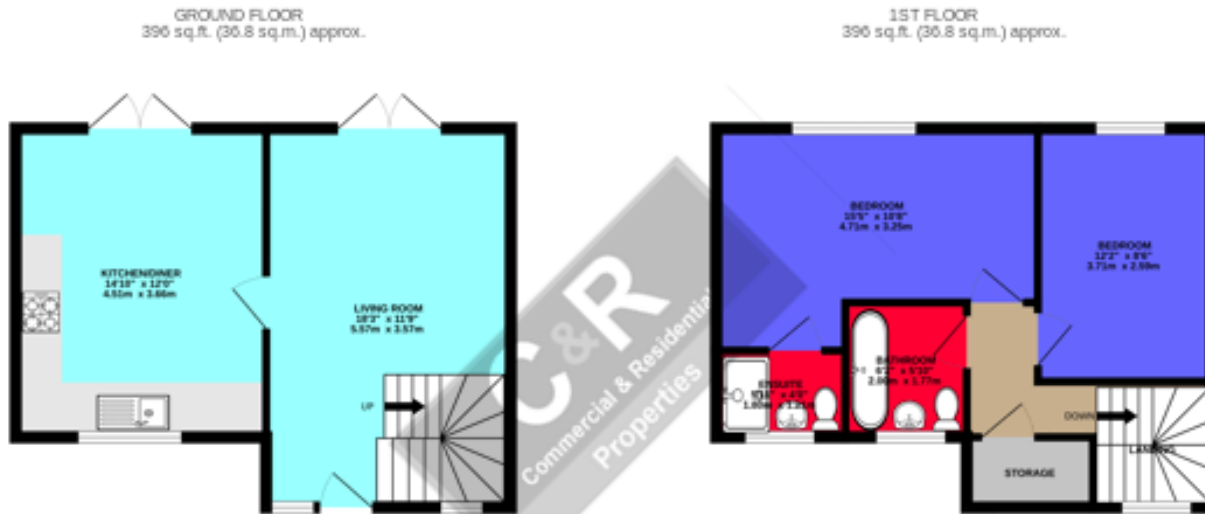
Tenure: Freehold EPC: 74C

Agents Notes

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TOTAL FLOOR AREA : 792sq ft. (73.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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