



jordanfishwick

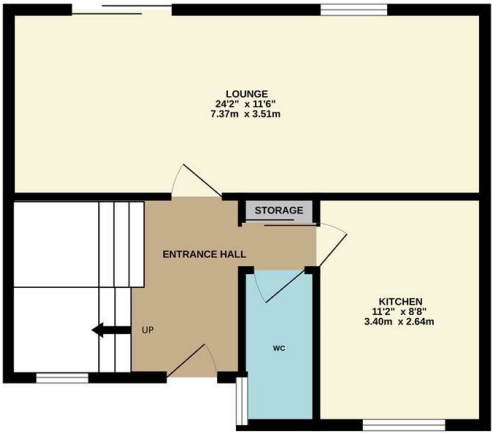
46 BUDWORTH WALK WILMSLOW SK9 2HS
Offers Over £250,000

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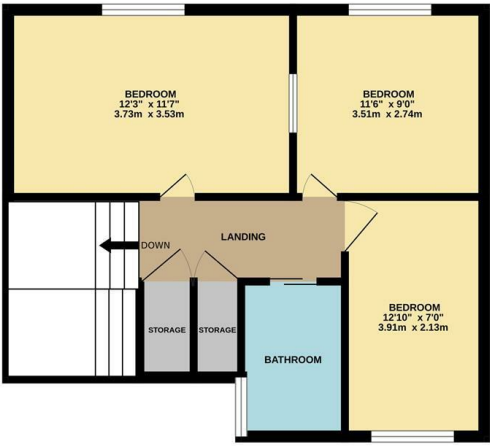
Located on Budworth Walk, this spacious three bedroom property offers well presented accommodation throughout. Ideally situated just a short drive from Wilmslow town centre, the home enjoys easy access to an excellent range of amenities, including shops, cafés, bars, restaurants, leisure facilities, and highly regarded schools. Wilmslow railway station also provides direct services to London Euston and Manchester city centre, making the location ideal for commuters. The accommodation briefly comprises a private entrance hallway with a useful storage cupboard, a modern downstairs WC, and a contemporary fitted kitchen featuring a range of stylish wall and base units with complementary work surfaces and integrated appliances. To the rear of the property, the generous dining room provides a versatile living space that can be adapted to suit a variety of lifestyles. Large UPVC sliding doors flood the room with natural light and provide direct access to the rear garden. Adjacent to the dining room is a spacious living room, offering ample space for furnishings and access to the first floor via a separate hallway. Upstairs, the property offers three well proportioned bedrooms and a modern family bathroom fitted with a contemporary three piece white suite. Externally, the property benefits from a generous, low-maintenance rear garden, predominantly laid with patio and gravelled areas, providing an ideal space for outdoor seating, entertaining, or relaxing. Early viewing is highly recommended to fully appreciate the generous accommodation, excellent location, and fantastic potential this superb home has to offer.



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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- Mews property
- Three Bedrooms
- Contemporary fitted kitchen
- Well presented accommodation
- Low Maintenance rear garden
- Short drive from Wilmslow town centre



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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	

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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