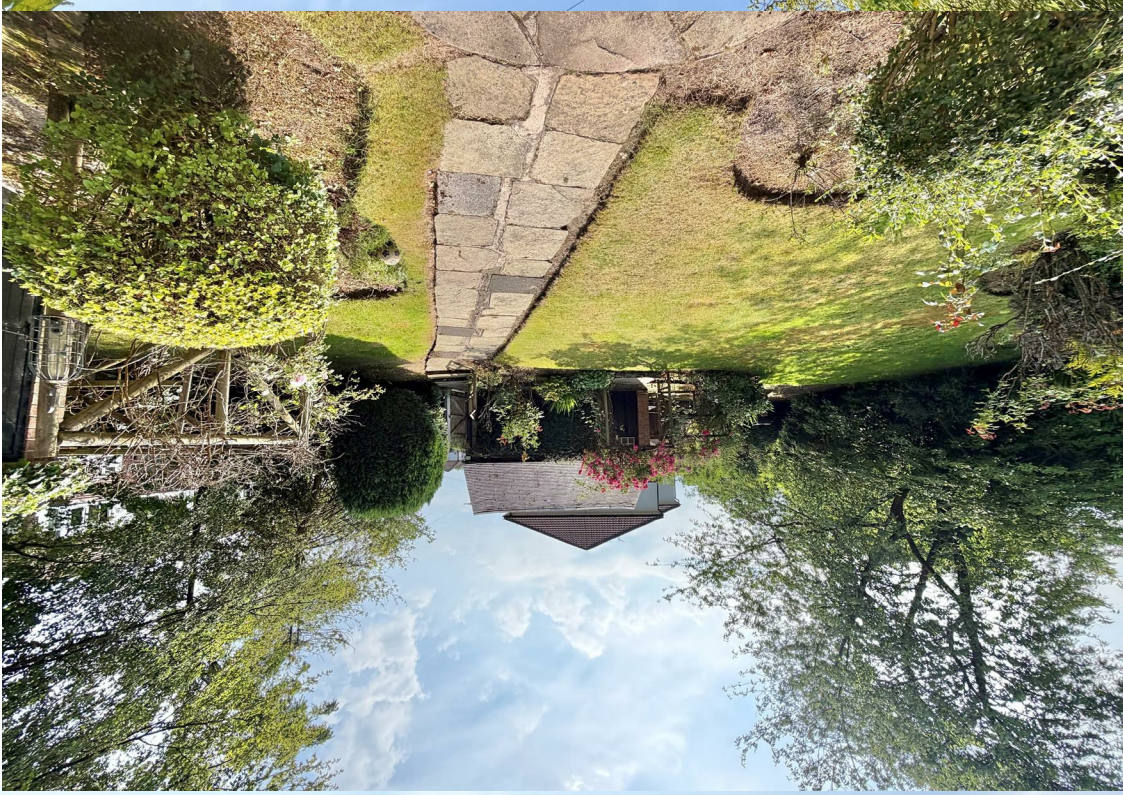


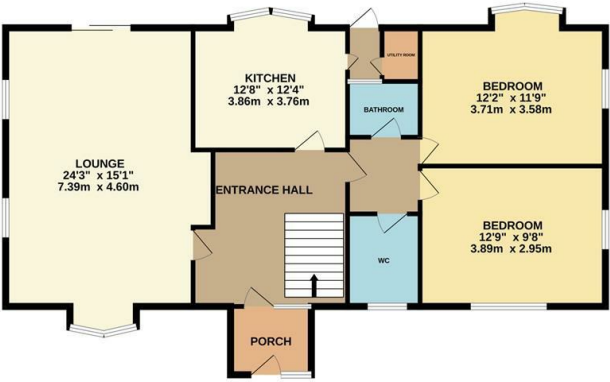


87 KNUTSFORD ROAD WILMSLOW SK9 6JH

****NO CHAIN**** A four bedroom detached property occupying a generous corner plot in the highly sought after area of South Wilmslow. The property requires modernisation and offers excellent potential for improvement, making it an ideal opportunity for buyers looking to create a home to their own specification. The ground floor comprises a spacious lounge, large kitchen, utility room, downstairs WC, bathroom and two double bedrooms. There is also a detached garage. To the first floor, there are two further well proportioned bedrooms and a Shower room Externally, the property benefits from generous gardens, providing ample outdoor space for families, entertaining, and potential landscaping opportunities. This property presents an excellent opportunity for buyers seeking a substantial home in a desirable location with scope to add value. Viewing is highly recommended to fully appreciate the potential on offer.



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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- In need of modernisation
- Generous Corner plot
- Garage
- Detached Residence
- Four Bedrooms
- No chain
- Excellent Potential
- South Wilmslow location

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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	