



jordanfishwick

10 QUEENSBURY CLOSE REGENTS PARK WILMSLOW SK9
PCM £3,000 PČM

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An impressive, detached family home occupying a pleasant cul-de-sac position on the ever-popular Regents Park development, conveniently located close to local shops and within easy reach of the A34 bypass, providing excellent access to Handforth Dean, Cheadle Royal, Wilmslow town centre and surrounding areas. The development also benefits from a discreet pedestrian route leading directly to Wilmslow town centre and train station.

Originally designed as a four bedroom home, the current owners have combined bedrooms three and four to create a generous principal bedroom with dressing area. This can easily be reinstated to provide four bedrooms if required.

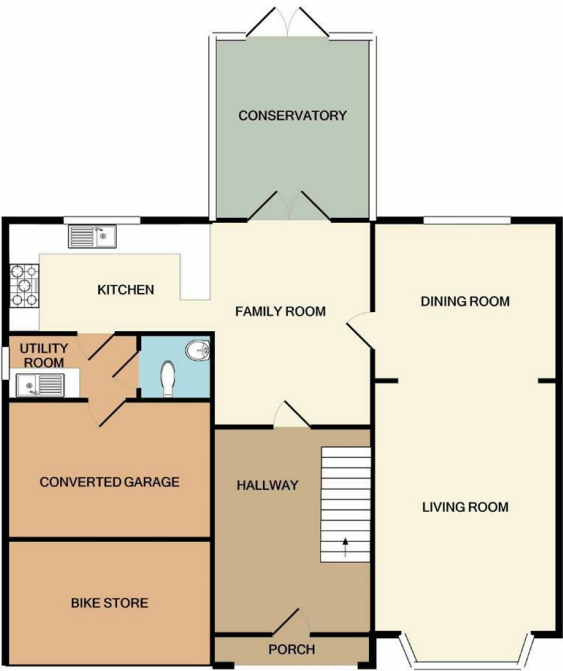
Comprises: entrance hallway, elegant living room with feature fireplace opening to the dining room, spacious family area open to a stylish fitted kitchen, conservatory overlooking the rear garden, utility room, downstairs WC and a converted rear section of the garage offering versatile additional accommodation. The front section of the garage remains accessible from the original up-and-over door.

Outside, the lawned gardens extend from the side to the rear of the property and are bordered by mature conifer hedging, providing an excellent degree of privacy.

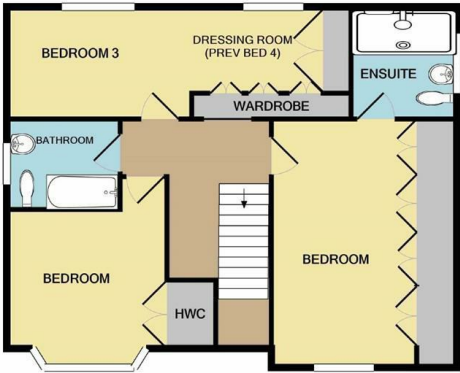
AVAILABLE NOW - VIEWING RECOMMENDED

Contact Wilmslow 01625 536300. £3,000.00 pcm

COUNCIL TAX F



GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2021

- ATTRACTIVE DETACHED PROPERTY
- CONVENIENT LOCATION
- THREE BEDROOMS, THREE RECEPTION ROOMS
- INTEGRAL GARAGE
- CUL DE SAC POSITION
- COUNCIL TAX F
- EPC TBC



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		
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	