



jordanfishwick

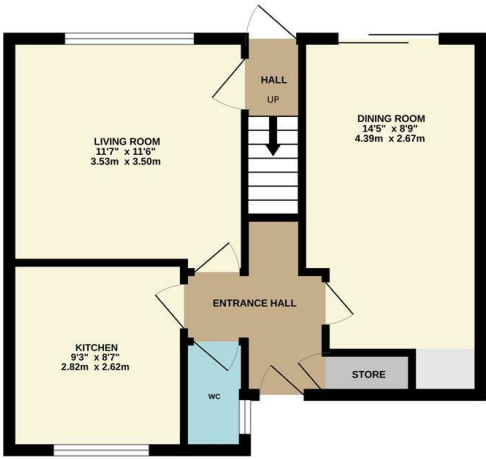
14 BUDWORTH WALK WILMSLOW SK9 2HS
Guide Price £239,995

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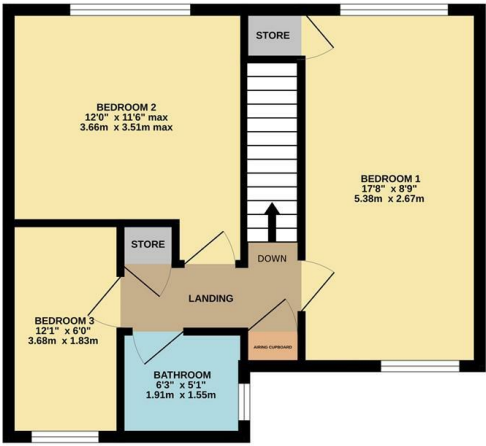
Located on Budworth Walk, this spacious three bedroom property offers well presented internal and external accommodation. The property is a short drive away from Wilmslow centre which offers a wide range of amenities, including a number of local shopping facilities, bars, restaurants, local leisure centre and with Wilmslow train station offering a direct service to London Euston and Manchester City centre the location caters for many different needs. In brief the property comprises a private entrance hallway with handy storage cupboard and understairs storage space, a modern downstairs WC and contemporary kitchen. The kitchen space houses a handful of integrated appliances as well as stylish wall and base fitted units and complementary worktop surfaces. Worthy of note is the newly fitted combination boiler. The dining room provides excellent space and can be easily adaptable to any buyers needs, with UPVC sliding doors to the rear providing lots of natural light. Running parallel to the dining area is a further reception/living room which provides the perfect amount of space for furniture and access to the first floor via a small porch/hall space. To the first floor there are three well proportioned bedrooms, with the principle room also offering a fitted wardrobe. The family bathroom is well presented with a three piece white bathroom suite, handy shelving space with vanity base unit. To the rear of the property the home offers an excellent garden space which is mostly laid to patio and gravelled areas and offers plenty of space for outdoor furnishings. The property is double glazed and gas central heated. Viewings essential.



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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- Three Bedrooms
- Modern Kitchen
- Two Reception Rooms
- Downstairs WC
- Good Size Rear Garden
- Contemporary Family Bathroom
- Residents Parking Area

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		71
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	