

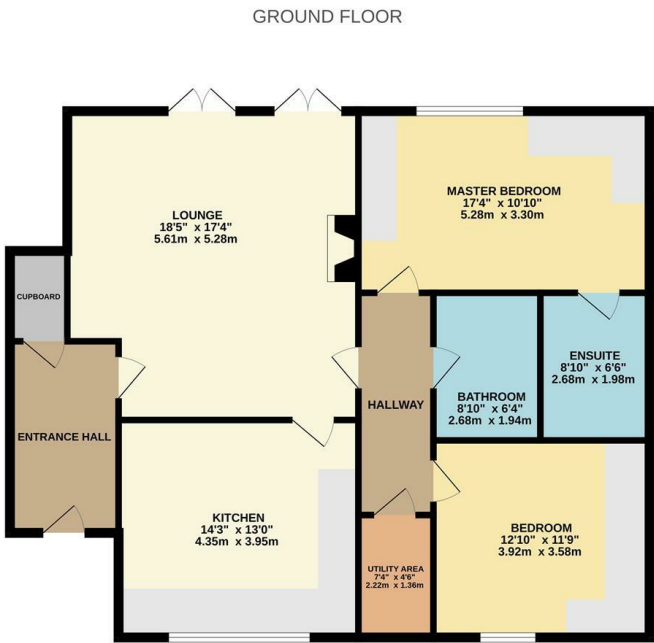


jordanfishwick

5 GARTH HEIGHTS WILMSLOW PARK NORTH WILMSLOW
Guide Price £495,000

5 GARTH HEIGHTS WILMSLOW PARK NORTH WILMSLOW SK9 2BA

A spacious two double bedroom ground floor apartment with private entrance situated within the highly desirable Garth Heights development within Wilmslow Park. Garth Heights benefits from attractive, well tended and leafy grounds and is approached via an impressive tree lined driveway off Wilmslow Park Road North. This secluded and tranquil setting is within walking distance of Wilmslow town centre, Wilmslow train station, the nearby Bollin Valley and open countryside. Accessed via the ground floor, with its own private entrance, there is a spacious entrance hallway with useful storage cupboard. Access to the generously proportioned living room which boasts two separate UPVC double glazed French doors which lead to the stunning communal gardens (permission has been granted to create patio) and a feature fireplace with electric fire. Accessed off the living room there is a kitchen diner which is fitted with a range of matching base and eye level units with ample space for a kitchen/dining table and chair set. An inner hallway leads to both double bedrooms, a utility room which is a unique feature and the modern fitted and well appointed bathroom. The principal bedroom benefits from fitted units providing additional storage and a stylish and recently re-fitted ensuite shower room. Whilst bedroom two is equally spacious. There is a utility room with work surfaces, shelving, space for a tumble dryer and washing machine and a modern and recently fitted (Worcester Bosch) gas boiler. Externally there are attractive communal gardens, residents parking and a private double garage which is close by and easily accessible and benefits from power, lighting and an electric up and over garage door. The vendor also owns 1/14 share of the freehold. No Chain.



Measurements are approximate. Not to scale. Illustrative purposes only.
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- Wilmslow Park Location
- Walking distance to the River Bollin
- No Chain
- Ground floor Apartment
- Garden Views
- Double Garage
- Two Double bedrooms
- Stylish Ensuite and bathroom
- Gas central heated

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