

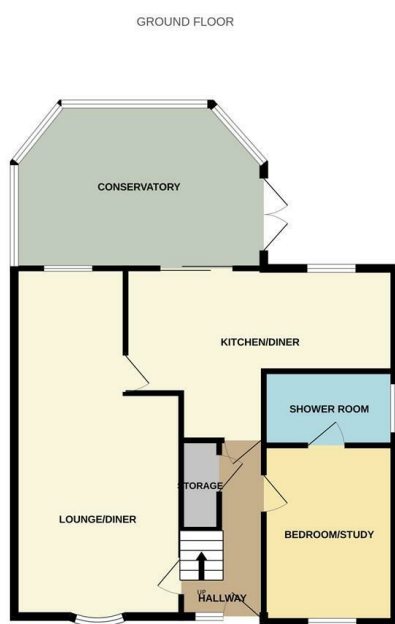


jordan fishwick

54 HAZELWOOD ROAD WILMSLOW SK9 2QA
Guide Price £525,000

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NO VENDOR CHAIN. A rare opportunity to purchase a four/five bedroom detached property with the added benefit of a downstairs bedroom and downstairs wet room (suitable for those who have limited mobility) offering versatile accommodation. This wonderful Cheshire brick family home is set within the ever popular Summerfields development close to local amenities and within easy access of the motorway network and Manchester International Airport. The property is also approximately 14 minute walk to Wilmslow train station and 15 minute walk to Wilmslow town centre. In outline the accommodation comprises: entrance hallway, L shaped living room/dining room, large fitted kitchen and conservatory. The downstairs accommodation also includes a good sized bedroom/further reception room and a downstairs wet room. To the first floor there are a further four bedrooms and a family bathroom. To the outside of the property there is off road parking to the front for a number of cars, whilst to the rear there is a lawned garden with a block paved patio and fenced boundaries.



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix C2024.



- Detached Property
- Four/Five Bedrooms
- Fifth bedroom to the ground floor
- Downstairs shower room
- Ensuite to Main bedroom
- Conservatory
- Off road parking
- Garden

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	EU Directive 2002/91/EC	67	England & Wales	EU Directive 2002/91/EC	79