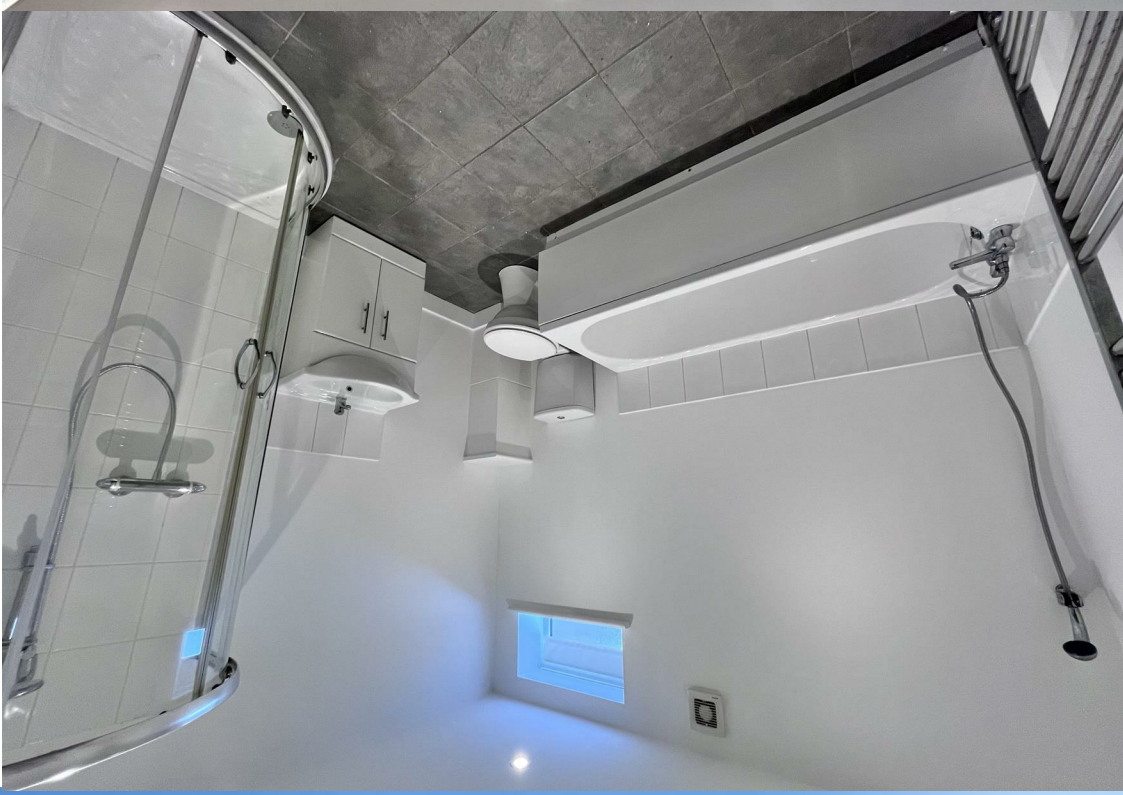


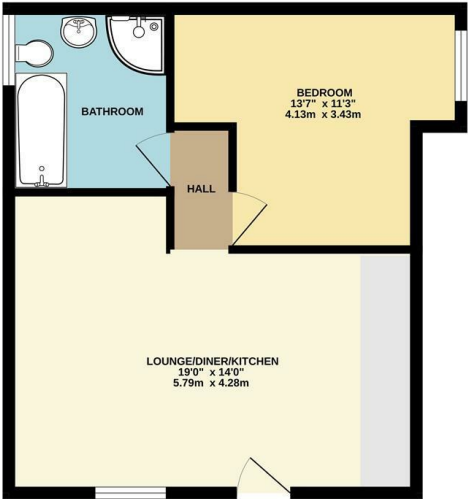


41A BUDWORTH WALK WILMSLOW SK9 2HR

Offered to the market with No Vendor Chain this ground floor apartment/maisonette style property offers well proportioned and modern accommodation throughout. Having been recently redecorated and carpeted, the property comprises a private entrance with no communal areas. A UPVC double glazed door provide provides access to the open plan kitchen dining and living space. The kitchen is fitted with a modern kitchen with integrated hob, oven and extractor hood. There is also space for additional kitchen appliances. Heating is provided via a wall mounted modern Glow Worm gas boiler. The living room is spacious with a UPVC double glazed window to the front aspect. An internal hallway leads through to the principal bedroom and the modern spacious bathroom. The bathroom consists of a four piece white bathroom suite which comprises a low level WC, wash hand basin within a vanity storage unit, white paneled bath with tiled splashback and a corner shower enclosure with thermostatically controlled shower fittings. Externally there is a residents car parking area. Ideal for a first time buyer or buy to let investor.



GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA - 441 sq.ft. (41.0 sq.m.) approx.
Measurements are approximate - not to scale. Illustrative purposes only.
Made with MyPlan 12/20



- No Chain
- Ground Floor Apartment
- Private Access with no communal areas
- One bedroom
- Large bathroom
- Gas Central Heating
- Residents car park area

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	