



jordanfishwick

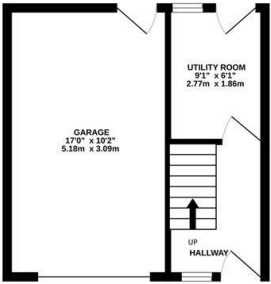
3 RYDAL MEWS MANCHESTER ROAD WILMSLOW SK9 2JH
Guide Price £312,950

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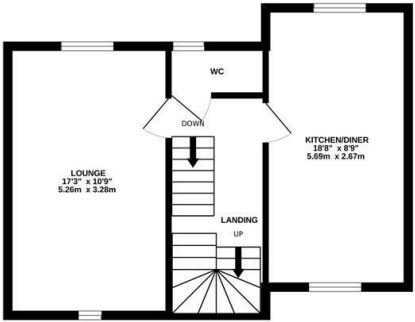
NO CHAIN. A three bedroom townhouse with garage located within walking distance of Wilmslow. The property is conveniently situated within easy reach of Wilmslow town centre with its excellent range of shops and general services, restaurants and wine bars. For the commuter Wilmslow railway station is on the main line to London Euston and also provides a regular commuter service to Manchester and surrounding districts. Upon entering, the ground floor comprises an entrance hallway and a utility room with access to the gardens. The first floor accommodation benefits from having a large living room and separate kitchen diner with modern fitted kitchen. There are three double bedrooms located on the second floor with a modern bathroom. The outside offers residents parking and a mature communal garden space to the rear and side. There is a garage for extra storage. Viewings essential to fully appreciate.



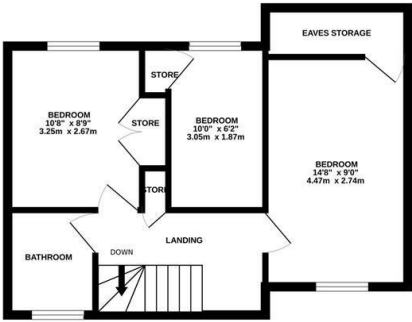
GROUND FLOOR
277 sq.ft. (25.7 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



2ND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 1147 sq.ft. (106.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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- Town House
- Small development
- Three bedrooms
- Convenient location
- Spacious Accommodation
- Walking distance of town centre
- Accommodation over three floors
- Garage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(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	