



jordan fishwick

34 River Street, SK9 4AB
Guide Price £464,950

River Street Wilmslow SK9 4AB

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Located on a secluded and quiet position on River Street this well proportioned three bedroom townhouse benefits from an open front aspect with views towards and over the river Bollin and out towards St Bartholomew's church. Ideally positioned for Wilmslow being a short walk away from both Wilmslow train station and the town Centre the property also benefits from being within close proximity of the Carrs country park which extends into National Trust parkland. The property is offered to the market with no vendor chain and consists in brief of the following accommodation. The reception hallway provides access to an integral garage, offering extra internal storage whilst also providing secure storage for a vehicle. There is a versatile reception room/bedroom to the ground floor, a useful utility room with fitted base units and two sizable understairs storage cupboards. The first floor accommodation via a turning staircase consists of a well proportioned living room with view towards the river Bollin and has access to a sizable kitchen diner with fully fitted kitchen. The family bathroom is fitted with a three-piece suite and completes the first floor specification. The second floor comprises of two sizable bedrooms with the principal bedroom benefiting from a spacious ensuite shower room. Both double bedrooms have built-in wardrobes providing additional storage. Externally to the rear of the property there's a low maintenance private garden which is laid mainly with pebbles with timber fencing to two sides. The rear garden is accessed via the utility room whilst to the front of the property there is a block paved driveway which provides off-road parking and facilitates access to the garage.



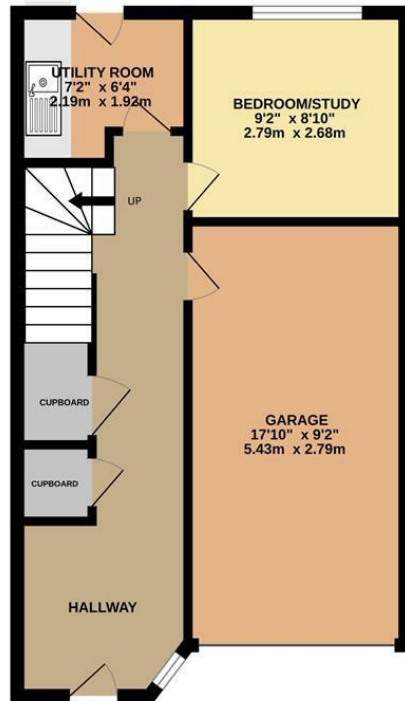
- No Chain
- Town House
- Central Wilmslow Location
- Views over the River Bollin and St Bartholomew's Church
- Off road parking and Garage
- Ensuite shower room
- Three bedrooms
- Utility room



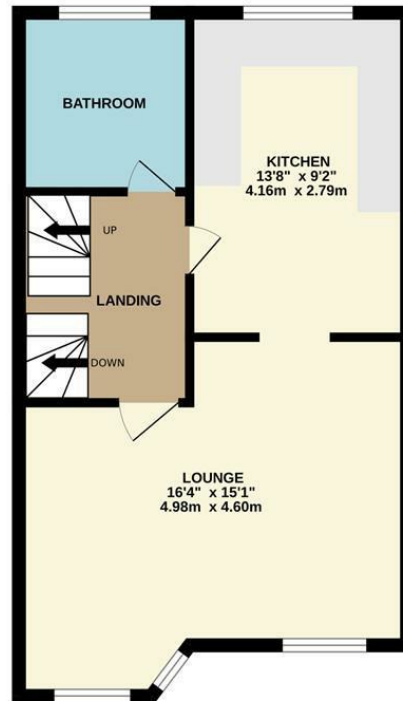
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR



1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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