

## The Regents, Cow Lane, Wilmslow

Wilmslow, SK9 2SL

Asking Price £565,000

- Four bedroom town house
- Spacious kitchen with island and breakfast bar
- Off road parking for 2 vehicles
- Fantastic location, local to Wilmslow town centre
- Principal bedroom with en-suite
- 2nd bedroom with en-suite, family bathroom and downstairs W/C
- Low maintenance garden
- 0.6 miles to Wilmslow train station

## PROPERTY SUMMARY

Situated within the The Regents on Cow Lane, this exceptional townhouse offers generous living space and a highly desirable location.

The property features two spacious reception rooms, providing versatile areas for both entertaining and everyday family living. There is also a downstairs W/C for convenience. Upstairs, there are four well-proportioned bedrooms, with one currently configured as a walk-in dressing room. The principal bedroom benefits from an en-suite shower room, while the second bedroom also enjoys en-suite facilities.

Outside you can relax in the sunny garden which leads out from kitchen. At the front there is parking for 2 vehicles.

Ideally located, the townhouse enjoys easy access to a range of local amenities, schools, and excellent transport links, making it an ideal choice for your next home.

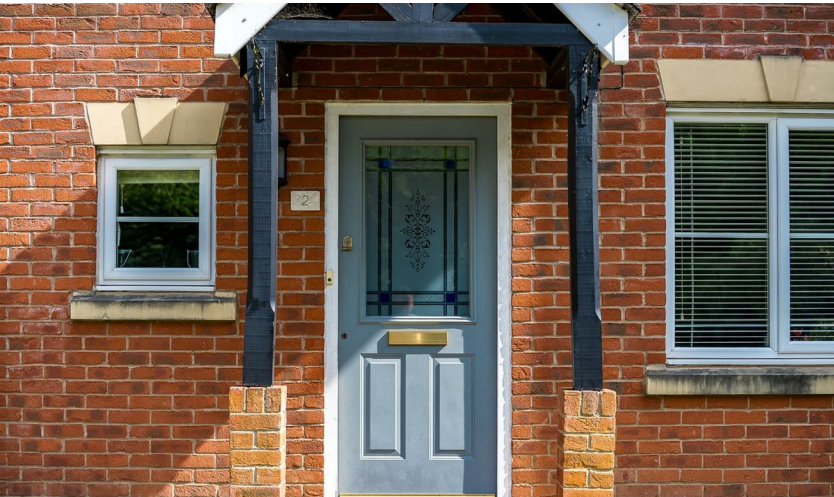
4

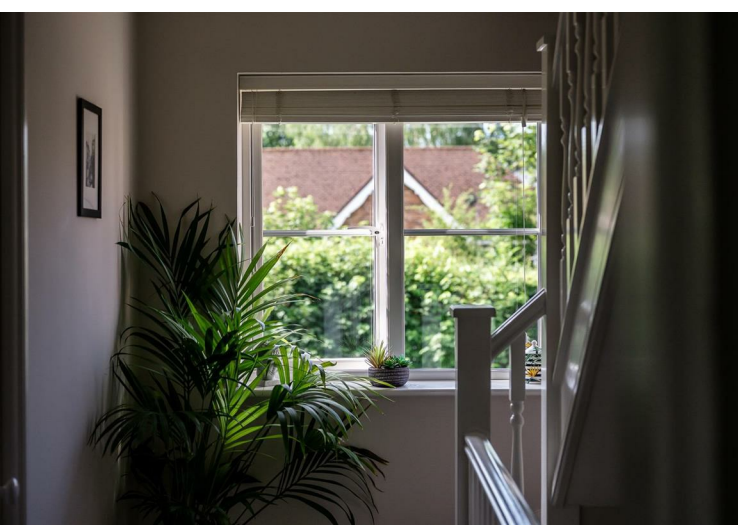


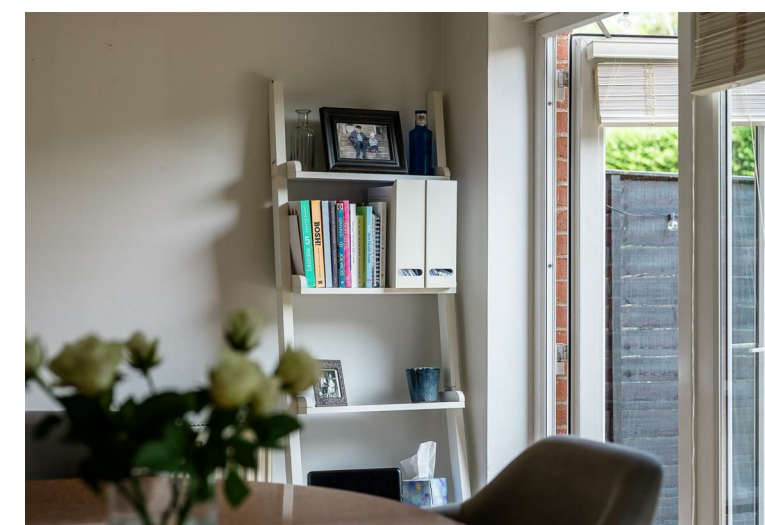
3

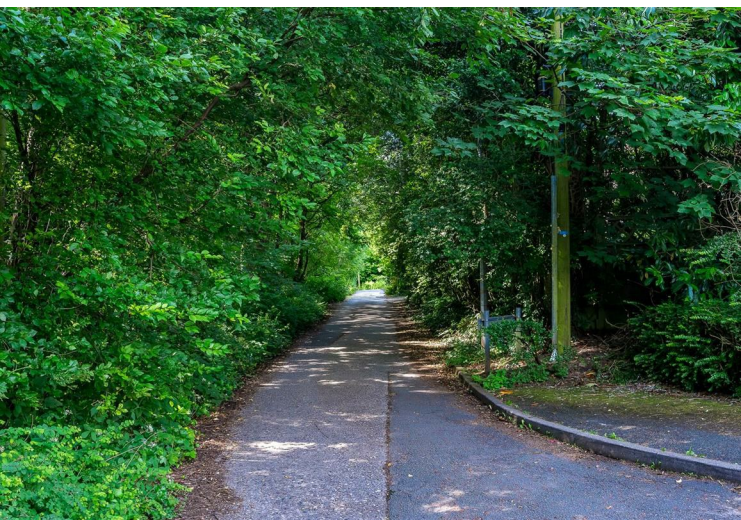


2













Measurements are approximate. Floor plans are not to scale and for illustrative purposes only.  
Plan produced using PlanUp.

**Council Tax Band:**  
Tax Band F

**Tenure:**  
Freehold

**Local Authority:**  
Cheshire East

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



**Cheshire Office:**  
Blackbox  
Beech Lane  
Wilmslow  
Cheshire SK9 5ER

**Email:**  
sales@benzonbunch.co.uk

**Telephone:**  
01625 523605

**Website:**  
<https://www.bensonbunch.co.uk>