

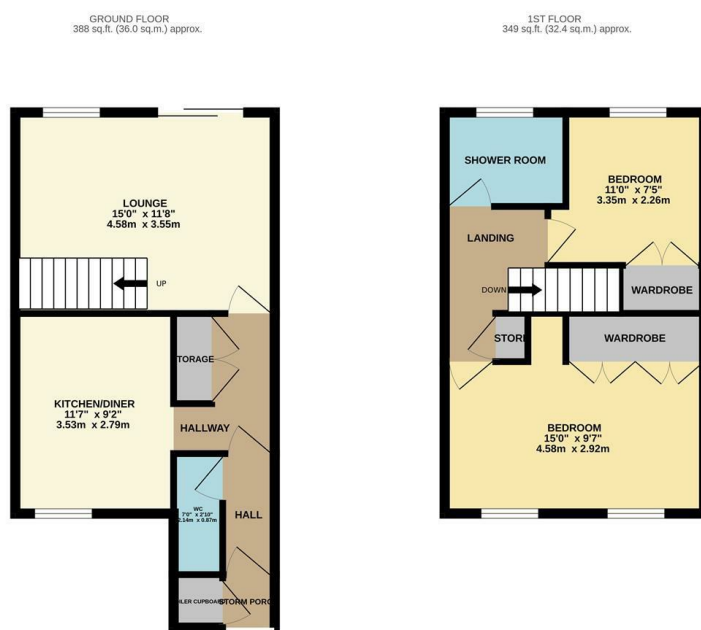


jordanfishwick

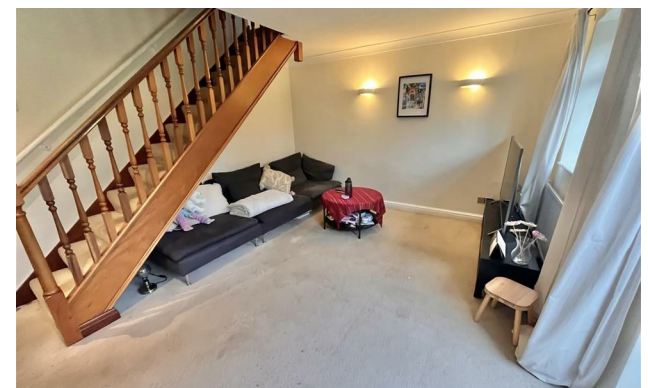
11 CAVENDISH MEWS WILMSLOW SK9 1PW
Guide Price £409,950

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Cavendish Mews is a small and exclusive cul-de-sac development, situated in a convenient location for Wilmslow town centre, which offers a wide range of amenities. This two bedroom modern END mews is constructed from attractive reclaimed Cheshire brick adding character to the property's appearance. Wilmslow train station offers a direct service to London Euston and Manchester City centre. Within a 10 minute drive away there are many additional amenities such as fitness centres, golf courses, Marks and Spencer and John Lewis. The property is well placed for easy access to the M56 and Manchester Airport is less than 20 minutes away. There are a number of good local state schools and private schools within the area with parks and beautiful countryside surrounding. The property comprises: a covered storm porch, entrance hallway with a cloakroom/WC, a well proportioned kitchen diner, lounge with sliding patio doors which lead to the rear garden and open spindled staircase leading to the first floor accommodation. To the first floor there are two well proportioned bedrooms and a modern shower room. Both bedrooms benefit from fitted wardrobes offering extra storage space. Externally there is a small front lawned garden with a stone flagged pathway and to the rear of the property there is a landscaped stone flagged patio garden with flower and shrub borders surrounded by trellis and fencing which is not directly overlooked from the rear aspect. There is a single garage to the property offering secure parking and additional storage.



TOTAL FLOOR AREA: 737 sq.ft. (68.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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- Excellent Location
- Quiet Development
- End Mews Property
- Two Bedrooms
- Modern Kitchen and Shower room
- Gas central heating
- Garden to rear
- Garage

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO₂ Rating)

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		84
(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		
EU Directive 2002/91/EC		