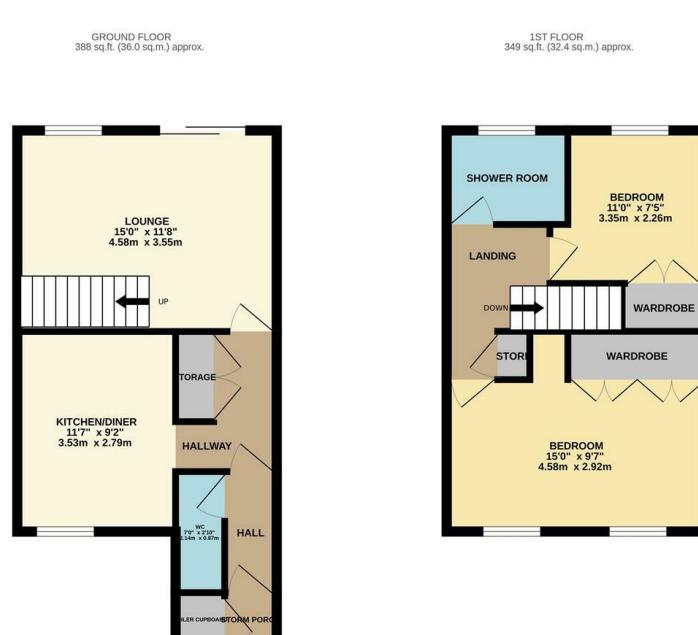


*jordan* fishwick

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

## 11 CAVENDISH MEWS WILMSLOW SK9 1PW

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.



- Excellent Location
- Quiet Development
- End Mews Property
- Two Bedrooms
- Modern Kitchen and Shower room
- Gas central heating
- Garden to rear
- Garage

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			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

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