



*jordan fishwick*

6 Fulshaw Court, SK9 5JB  
Guide Price £355,000



## Fulshaw Court Wilmslow SK9 5JB

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Situated in a quiet and desirable cul-de-sac, this generously sized first-floor apartment offers an excellent location within easy reach of Wilmslow town centre and just a short walk from the amenities on Chapel Lane. One of only four apartments in the block, No. 6 enjoys the added benefit of its own private entrance, creating a sense of independence and privacy. Fulshaw Court is positioned at the end of Fulshaw Avenue, a pleasant no-through road that provides a peaceful residential setting. The accommodation is well laid out and briefly comprises an entrance hallway with a useful built-in cloak cupboard and separate WC. Stairs lead to the first-floor living space, which includes a separate dining room, a spacious living room with a large picture window and access to a private balcony, a fitted kitchen, and a stylish modern shower room. There are also two well-proportioned double bedrooms. Outside, the property is complemented by attractive, well-kept communal gardens as well as its own private rear garden. In addition, there is a private garage (18'1" x 9'1") with an electric powered up-and-over door, along with an extra parking space.



- Garage
- Two Double Bedrooms
- Garden
- Balcony
- Close Proximity To Wilmslow Town Centre
- No Onward Chain



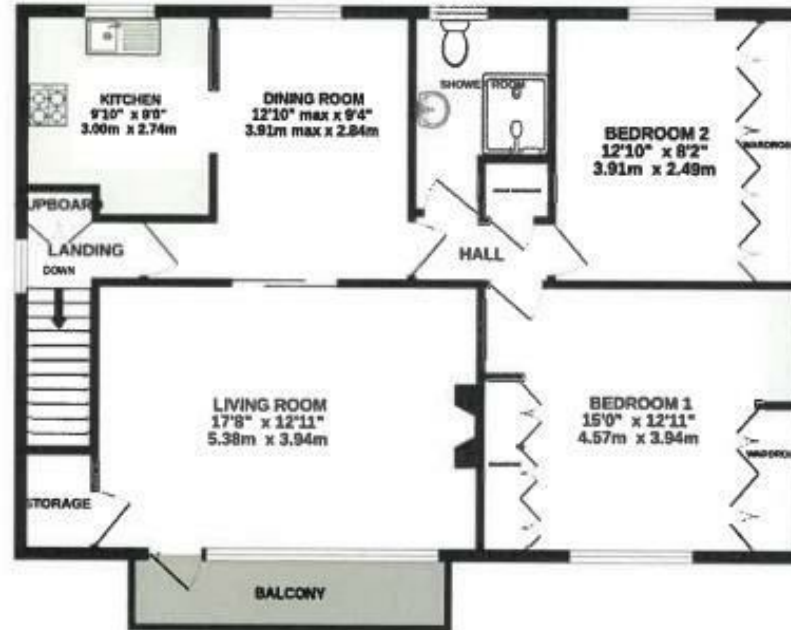
| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | 72                         | 79        |
| (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<br>2002/91/EC |           |



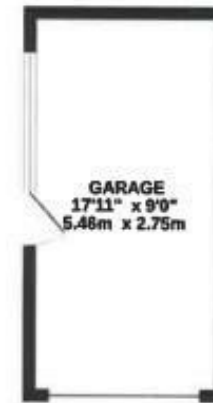
GROUND FLOOR  
336 sq ft (31.0 sq m) approx



1ST FLOOR  
927 sq ft (85.2 sq m) approx



OUTSIDE  
162 sq ft (15.0 sq m) approx



TOTAL FLOOR AREA : 1195 sq.ft (111.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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