



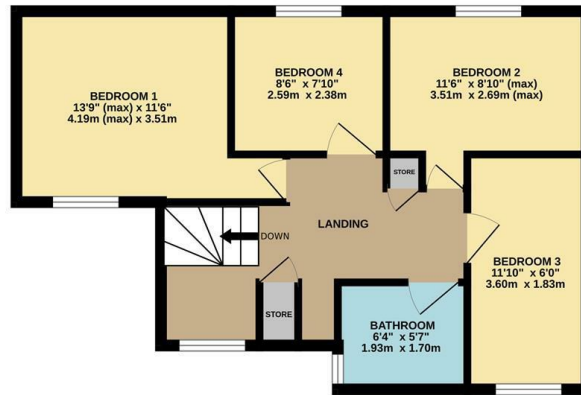
22 BUDWORTH WALK WILMSLOW SK9 2HS

Located on Budworth Walk, this spacious and well presented four bedroom mid mews property offers well proportioned internal accommodation. The property is a short drive away from Wilmslow centre which offers a wide range of amenities, which include a number of local shopping facilities, bars, restaurants, local leisure centre and with Wilmslow train station offering a direct service to London Euston and Manchester City centre the location caters for many different needs. In brief the property consists of an entrance hallway which provides access to the ground floor accommodation, this includes a downstairs W.C, living room and a spacious kitchen diner. The kitchen diner is well presented and features a modern fitted kitchen with space for a range oven and further kitchen appliances. The contemporary kitchen has a breakfast bar area and additional space for a dining table and chair set. A set of UPVC double glazed French patio doors lead to the rear garden. Located on the first floor there are four bedrooms, three of which have laminate wood effect flooring. Bedroom two features a fitted wardrobe providing additional storage. The family bathroom has been re-fitted with a stylish and contemporary bathroom suite and consists of a large walk-in shower area and is fully tiled to the walls and floor. Externally the rear garden is low maintenance in design with a patio area and an artificial lawn providing all year-round use. The property is double glazed, and gas central heated and has an internal storage cupboard which is access from the garden. Early interest expected due to the size of accommodation available.



GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2025



- Four Bedrooms
- Downstairs W.C
- Modern Kitchen Diner
- Low Maintenance Rear Garden
- Artificial Lawn
- Stylish Shower room
- Residents Parking area

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		85	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C		70	(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC