

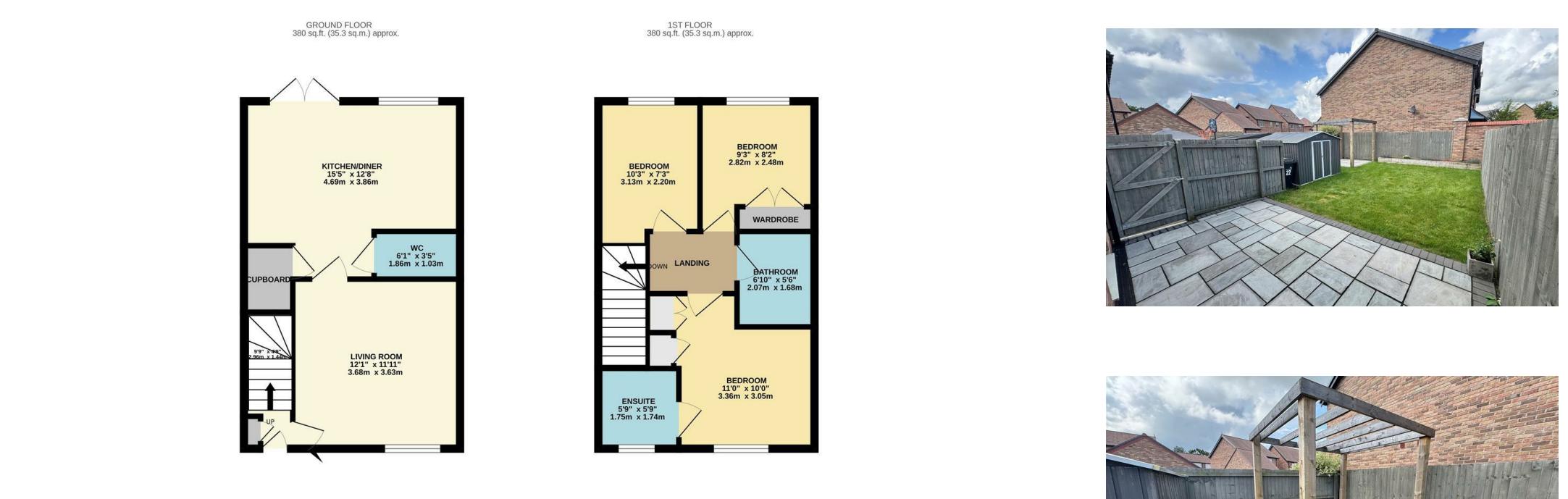


**Jordan fishwick**

22 BAILEY ROAD WILMSLOW SK9 2TX  
Guide Price £435,000

## 22 BAILEY ROAD WILMSLOW SK9 2TX

This beautifully presented semi detached home is located on the popular Heathfield Farm development which was built by Taylor Wimpey in 2019. The property comprises a spacious living room which offers access to the kitchen diner. This kitchen/dining area is fitted with modern 'Shaker' style units, Quartz work surface, integral appliances including a washer dryer, double oven, fridge freezer & dishwasher and has a set of patio doors opening onto the garden. On the first floor there are three bedrooms, two of which are well proportioned double bedrooms and both have built in wardrobes offering additional storage. The master bedroom has a luxury on-suite shower room. The property is double glazed throughout and has a useful loft space. The garden is private and not overlooked and includes a sandstone patio, wooden pergola area and lawn with a raised wooden sleeper bed. The driveway down the side of the property provides space for two vehicles and there is also a wall mounted external EV charger. This property is located in a sought-after area of Wilmslow being located within walking distance of local supermarkets as well as benefiting from nearby access to the A34 bypass providing access to local motorway networks and Manchester airport.



- Modern Semi detached Property
- New development
- Three bedrooms
- Ensuite Shower room
- Downstairs W.C
- Kitchen diner
- EV charger
- Landscaped garden
- Off road parking



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		96
(81-91)	B		84
(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 (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