



**jordan fishwick**

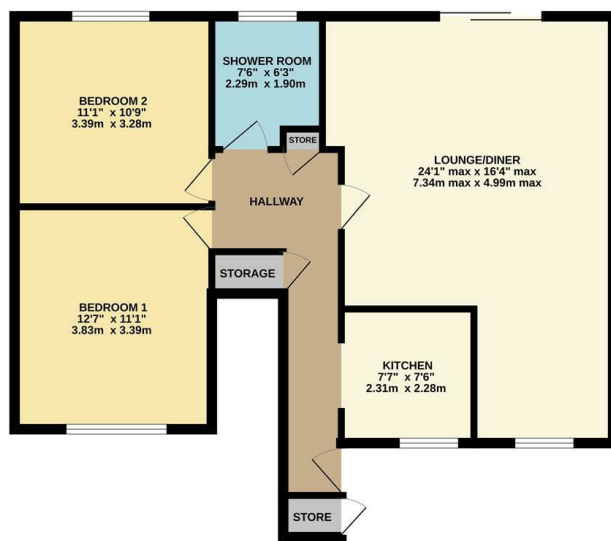
3 ALDERLEY LODGE WILMSLOW SK9 6JR  
Guide Price £289,950

## 3 ALDERLEY LODGE WILMSLOW SK9 6JR

Situated within superb proximity to Wilmslow town centre, this spacious two-bedroom ground floor apartment offers both convenience and comfort. Perfectly located just a short walk from vibrant bars, popular restaurants, boutique shops, and the train station, this home presents an ideal opportunity for downsizers, first-time buyers, or investors alike. Upon entering the property, you're welcomed by a well-appointed entrance hall leading to a modern, fully fitted kitchen complete with integrated appliances - including Quooker hot water tap. The bright and airy open-plan lounge and dining area features a large floor-to-ceiling window and sliding doors that open onto a private patio space and beautifully maintained communal gardens - a perfect spot to relax and unwind. The communal gardens wrap around the development, enhancing the tranquil setting and offering direct access from the living area. Off the hallway are two generously sized double bedrooms, both enjoying pleasant views. The recently refitted family bathroom is partially tiled and equipped with an accessible shower, wash basin, WC, and a chrome heated towel rail. Additional practicality is provided by two built-in storage cupboards in the hallway. Externally, the property benefits from residents parking and a private single garage with an up-and-over door, located at the rear of the development. A further private storage room, housing the gas combi boiler, is conveniently situated just outside the front door.



GROUND FLOOR



Measurements are approximate. Please visit. Specialist program only. Made with Metaphor (2022)



- Garage
- Communal Gardens
- Patio
- Residents Parking
- Close Proximity To Town Centre



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

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current: Potential
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
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