



jordan fishwick

26 Grange Park Avenue, SK9 4AJ
Guide Price £719,950



Grange Park Avenue Wilmslow

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No Chain. Located on Grange Park Avenue, off Styal Road this well proportioned four DOUBLE bedoomed detached family home is set within a convenient location for Wilmslow. Wilmslow centre 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. 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 for commuters to Manchester and the North West commercial centres and Manchester Airport is less than 20 minutes away. There are several good local state schools and a wide choice of private schools within the area with parks and beautiful countryside surrounding the whole area. The ground floor accommodation briefly comprises an entrance hallway with modern spindled balustrade leading to the first floor, a generously proportioned living room/dining room with duel aspect views, a spacious modern kitchen and that all important downstairs W.C. The first floor accommodation comprises four double bedrooms and a family three piece white bathroom suite and an airing cupboard. All the bedrooms are spacious and due to their size there is room to alter to subject to building regulations improve and alter. To the front of the property is a driveway providing off road parking for several vehicles. The driveway leads to the integral single garage. To the rear of the property there is a good sized and well tended lawned garden with an attractive flagged patio area and mature borders which create a private garden, this outdoor space benefits from its westerly aspect. Internal viewing is highly recommended to see the potential this excellent family home has to offer.



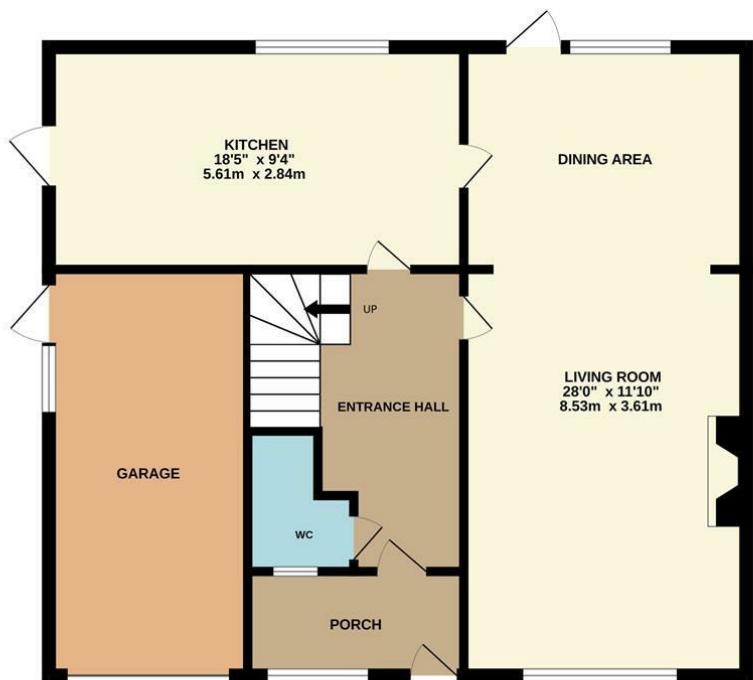
- Four Double Bedrooms
- Central Wilmslow Location
- Large Living Dining Area
- Off Road Parking and Garage
- No Chain
- Private and Well Maintained Rear Garden
- Downstairs WC



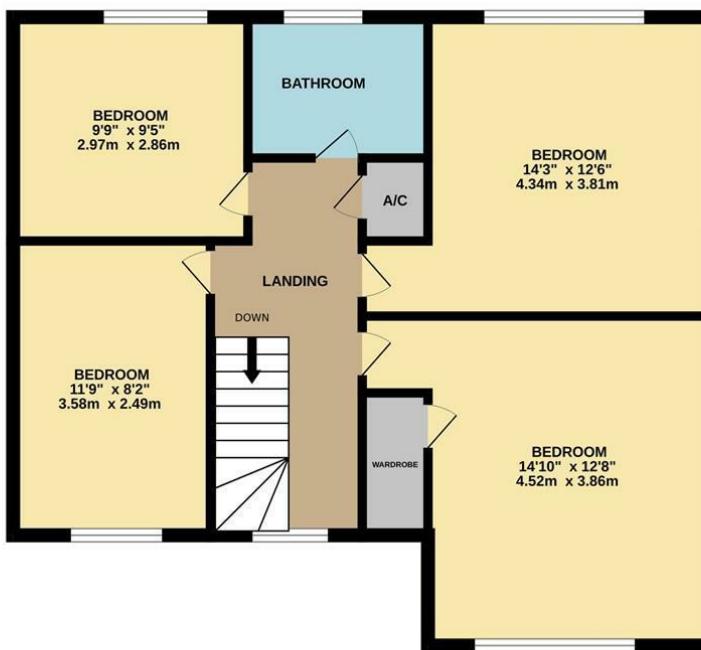
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	
(69-80) C		66
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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