





64 BLACKDEN WALK WILMSLOW SK9 2EZ

A three bedroomed mews style property which is calling out for investors or first-time buyers alike, in need of modernisation throughout this property is perfect to put your own stamp on. Situated on the popular Colshaw Fam neighbourhood the property is in walking distance to local amenities and transport links. In brief the property comprises: Entrance hall, downstairs w.c, kitchen, dining area and living room. To the first floor there are two good sized double bedrooms, single bedroom, shower room and three storage cupboards off the landing one of which contains the Worcester Boiler' which is still under warranty. To the outside off the property there is a concrete paved yard which is enclosed by timber fencing with a gate allowing access to the car park where one allocated space is located. Viewings of this property are highly recommended.

DIRECTIONS

From our Wilmslow office proceed in a northerly direction along Alderley Road to the first set of traffic lights. Keep to the right of Barclays Bank, and at the next set of traffic lights continue northbound to the Bollin Valley roundabout. Bear right along the A538 to the A34 bypass, turn left and proceed northbound taking the first exit signposted Dean Row. At the mini roundabout take the second exit and then shortly after turn right Colshaw Drive, follow the road round and take the fourth left on to Rookerypool Close. Blackden Walk can be found immediately ahead of you. Turn left down the path where the property entrance will be found on the right hand side.

Entrance Hall

Wooden front door and laminate flooring.

Lounge

12'02" x 12'02"

Double glazed bay window, laminate flooring and radiator. Open through to dining room.

Dining Room

10'07" x 9'01"

Double glazed floor to ceiling uPVC window, laminate flooring, radiator, uPVC door to rear, storage cupboard and sliding door to kitchen.

Kitchen

10'7" x 9'01"

Fitted with a range of pine base and wall units with work surfaces over incorporating stainless steel sink unit and drainer, tiled floor, recess for cooker, fridge and washing machine, uPVC window to front.

Downstairs WC

6'00" x 2'11"

With low level wc, wash hand basin, tiled floor, part tiled walls, and window.

First Floor Landing

Three storage cupboards, laminate flooring, and Worcester central heating boiler (still under warranty)

Master Bedroom

12'02" x 12'02"

UPVC window, laminate flooring and radiator.

Bedroom Two

12'02" x 9'01"

UPVC window, laminate flooring and radiator.

Bedroom Three

12'02" x 6'00"

UPVC window to front, built in wardrobes, laminate flooring and radiator.

Shower Room

6'0" x 6'0"

Walk in shower with electric shower, low level wc, wash hand basin, tiled walls and floor and radiator.

OUTSIDE

Rear Yard

Low maintenance concrete paved area enclosed by timber fencing and gated to allocated parking space.

\*\* DRAFT DETAILS \*\*



GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(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	