



## 47 HEATHERFIELD COURT WILMSLOW SK9 2QE

This studio apartment is located in an extremely popular location close to the A34, ideal for a local amenities which are a short walk away from the studio apartment and it is also close to the A34 for access to local motorways and Manchester International Airport. The apartment comprises briefly: Communal entrance hallway, private entrance hallway, living room with opening to bedroom, kitchen and a bathroom. The development is surrounded by well maintained communal gardens and also offers off road parking. Viewings highly recommended.

### Directions

From our Wilmslow office proceed in a northerly direction to the first set of traffic lights. Keep to the right of Barclays Bank and at the next traffic lights continue northbound along Manchester Road to the Bollin Valley roundabout. Turn right along the A538 through the viaduct to the A34 bypass. Proceed northbound taking the Dean Row exit. At the mini roundabout bear right onto Dean Row Road and right again at the Summerfields traffic lights into Pinewood Road. Turn second left into Fieldhead Road, second right into Heatherfield Court.

### Communal Entrance Hallway

### Private Entrance Hallway

Loft acces.

### Living Room

14'3 x 10'9 into bay

UPVC double glazed bay window to side, electric fireplace, opening to bedroom.

### Kitchen

7'4 x 6'8

Range of base and wall mounted units with four ring electric hob with extractor hood over, stainless steel bowl sink and drainer, space for washer, uPVC double

glazed window to side, integrated oven, space for fridge freezer.

### Bedroom

8'6 x 6'0

Good sized bedroom area with uPVC double glazed window to rear

### Bathroom

Walk-in shower cubicle, pedestal wash hand basin, low level wc, uPVC double glazed frosted window to side.

### Outside

Lawned communal gardens and communal parking.

GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2023

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 58                      | 76        |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |