



*jordan fishwick*

17 Orchard Close, SK9 6AU  
Guide Price £349,950



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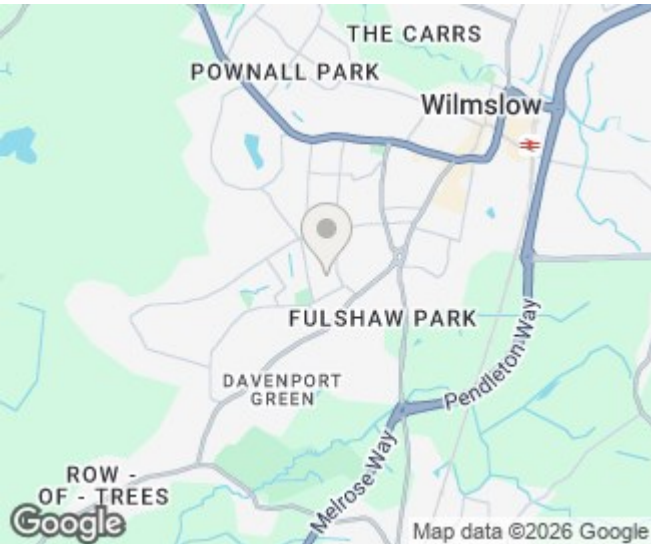


Early Marketing - internal photos to follow. This beautifully presented three bedroom semi detached home is ideally located within a highly desirable cul-de-sac in South Wilmslow, just a short stroll from reputable schools, local shops, and open countryside. The property offers well appointed accommodation throughout and in brief comprises: an entrance porch leading into a spacious open-plan living and dining area, complemented by an additional reception room with WC. The contemporary fitted kitchen features a range of integrated appliances. To the first floor, there are three generously sized bedrooms and a thoughtfully designed modern family bathroom, complete with a sleek three-piece suite. Externally, the property benefits from a low maintenance garden to the front, while the rear boasts an enclosed garden, predominantly paved for ease of upkeep and enjoying clearly defined boundaries - perfect for outdoor entertaining. Further benefits include a separate single garage. Early internal viewing is highly recommended to fully appreciate what this excellent home has to offer.





- Semi Detached
- Three Bedrooms
- Well appointed Accommodation
- Close Proximity To Amenities
- Cul de sac location
- Single Garage



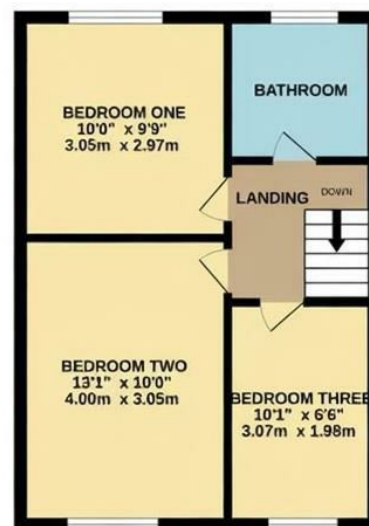
| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (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<br>2002/91/EC |
|                                             |         |                            |



GROUND FLOOR



2ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metrepro G2526



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