



*jordan fishwick*

15 Tanyard Close, SK9 2TE  
Guide Price £650,000

# Tanyard Close Wilmslow SK9 2TE

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Located on the highly popular 'Bollin Park' development located off Adlington Road in Wilmslow. This beautifully presented and stylish three/four double bedroom detached property is positioned within walking distance of the Bollin Valley, and constructed by renowned David Wilson Homes. The property is within easy access of Wilmslow town centre which offers a range of amenities and in brief comprises of a stylish ensuite, a family bathroom, large living room with dual aspect views and a stunning kitchen diner with views towards the garden. On entering the property you are greeted by a spacious entrance hallway providing access to the downstairs WC, storage cupboard, living room and kitchen diner. The kitchen is fitted with a stylish and quality range of high gloss two toned grey and white fitted units, with quartz work surfaces and several integrated quality appliances, including an induction hob and wine cooler. There are dual aspect views with French patio doors leading to the rear garden and access to the utility room which provides space for a washing machine and tumble dryer and side access door to the garden. Located on the first floor there are three double bedrooms all benefitting from built in wardrobes. Being originally a four bedroom layout, this updated home now features a generously expanded principle suite being thoughtfully reconfigured by combining two bedrooms. This can easily be re-worked to create four bedrooms as there are still two separate internal doors from the landing. The result offers a contemporary bedroom with dressing area and en-suite. The family bathroom is a stylish three piece white bathroom suite. There are attractive and well maintained gardens to the front and rear with the rear garden comprising of a paved patio and lawn areas. Additionally, there is a single garage providing additional storage, EV fitted charger and a driveway providing off-road parking.



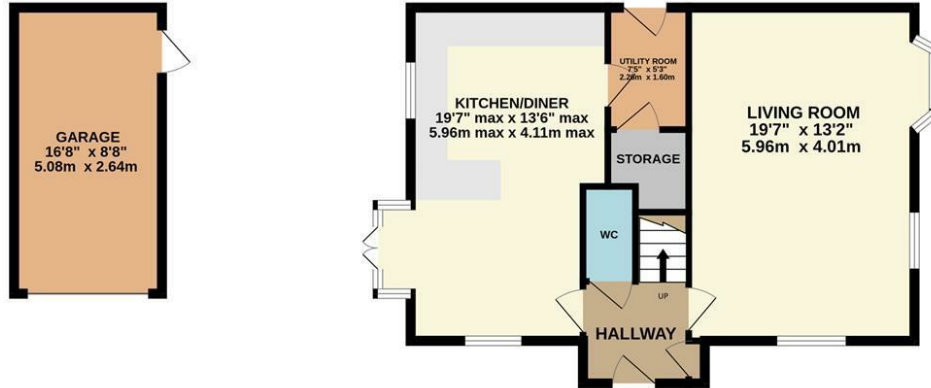
- Detached Property
- Popular Location
- Open Plan Contemporary Living
- Off Road Parking
- Private Rear Garden
- Large Principle Suite
- Downstairs WC



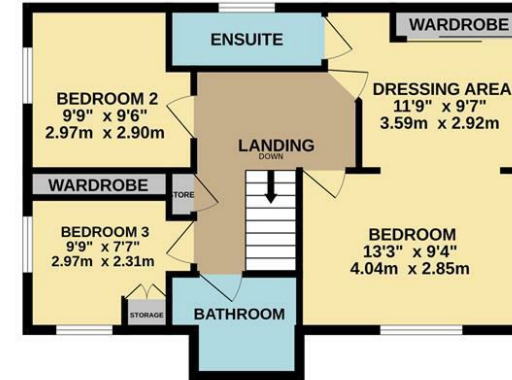
| Energy Efficiency Rating                    |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   | <b>94</b> |
| (81-91) <b>B</b>                            | <b>84</b>   |           |
| (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  |           |



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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