



jordanfishwick

49 GRANGE PARK AVENUE WILMSLOW SK9 4AL
Offers In Excess Of £700,000

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NO VENDOR CHAIN. Located within walking distance of Wilmslow town centre this four bedroom extended detached property is positioned on Grange Park Avenue which is located off Styal Road. The property has tree lined and private views towards the rear and across to "The Carrs Country Park". "The Carrs" offers beautiful walks along the River Bollin to the National Trust owned Styal Estate. Internally the property requires modernisation throughout offering excellent future potential with the possibility, subject to building regulations and planning permission, scope to extend further. Internally the property comprises in brief: porch, internal entrance hallway which leads to a downstairs WC, two separate living rooms and the kitchen. The rear living room has been extended, offering excellent views towards "The Carrs Park" and the rear garden. Located on the first floor there are four bedrooms and a family bathroom. Externally there is a covered porch which is accessed via the kitchen leading to an outbuilding, currently used as a workshop/potting shed. There is also an attached single garage with electric roller shutter garage door. The property benefits from off-road parking and a lawned garden to the front aspect, whilst to the rear of the property the garden boasts a southerly aspect and privacy due to the rear aspect views towards "The Carrs Country Park". The garden is mature and well stocked with a sloping lawned garden. An excellent opportunity to purchase a property with amazing potential.



- Detached Property
- Large Garden
- Backs on to the Carrs Park
- Excellent Potential
- Extended to ground floor
- Requires modernisation
- Off road parking
- Garage

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	