



*jordan fishwick*

11 Clarence Court, SK9 5QL  
Guide Price £359,950





## Clarence Court Wilmslow SK9 5QL

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NO CHAIN. Located on the popular Boleyn Park development right in the heart of Wilmslow within a short walk of the town centre and local amenities, this well proportioned three bedroom Cheshire brick town house is sure to impress a variety of purchasers. The accommodation comprises in brief: entrance hallway, bedroom one with access to the rear garden and a shower room. To the first floor there are two further bedrooms and a bathroom. To the second floor there is an open plan living/dining room and a fitted kitchen. The driveway provides off road parking and leads to the integral single garage whilst to the rear there is a well proportioned low maintenance garden.










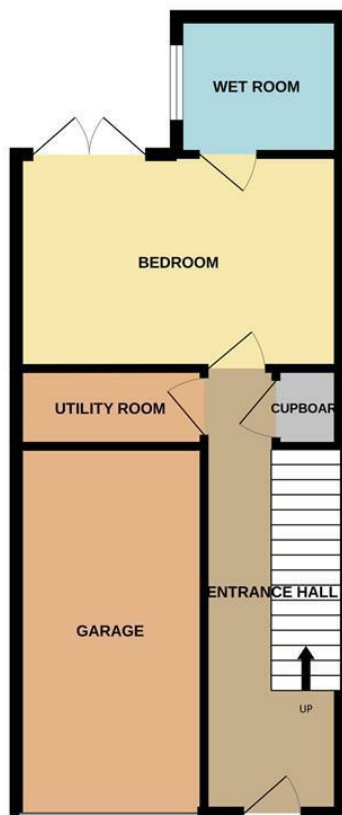
- Town House
- Three double bedrooms
- Central Location
- Easy access to town centre
- Integral Garage
- Close to local schools
- No Chain
- Off road parking



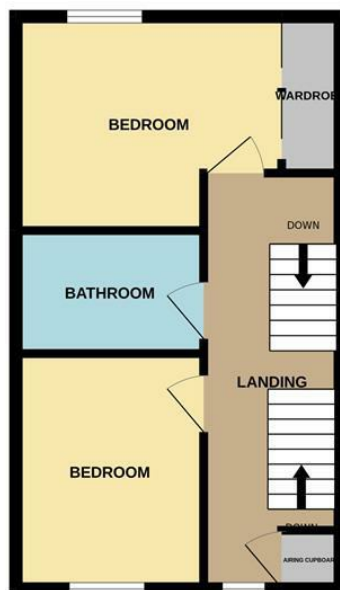
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 



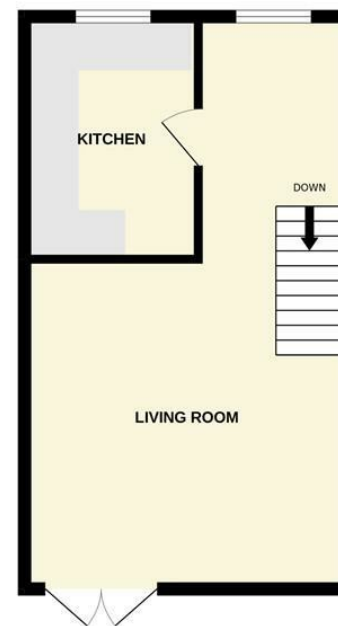
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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