



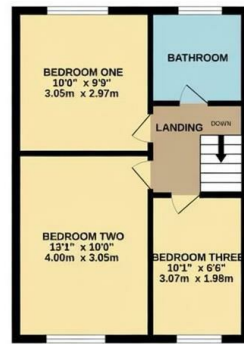
## 17 ORCHARD CLOSE WILMSLOW SK9 6AU

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.



GROUND FLOOR

1ST FLOOR



- 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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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