



*jordan fishwick*

11 Clarence Court, SK9 5QL  
Guide Price £399,950



# Clarence Court Wilmslow SK9 5QL

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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. Viewing highly recommended in order to fully appreciate.

## Directions

From our Wilmslow office proceed in a northerly direction along Alderley Road to the first set of traffic lights. Turn left into Water Lane (A538) and take the second turning to the left into Wycliffe Avenue. Continue to the top of Wycliffe Avenue into Boleyn Park. Follow the road and Clarence Court will be found on the left hand side.

## Entrance Hallway

Understairs storage, garage access, stairs leading to first floor.

## Garage

With up and over door, access to entrance hallway.

## Bedroom One

14'3 x 9'5

Double bedroom with uPVC double glazed french doors leading to rear garden and radiator.



## Wet Room

With walk-shower cubicle, low level wc, pedestal wash hand basin, frosted uPVC double glazed window to side, heated towel rail.

## Landing

Storage cupboard, uPVC double glazed window to front and stairs leading to top floor.

## Bedroom Two

12'4 to robe front x 9'6 max

Double bedroom with fitted wardrobes, uPVC double glazed window to rear and radiator.



## Bedroom Three

10'4 x 7'9

Double bedroom with uPVC double glazed window to front and radiator.

## Bathroom

Panelled bath, low level wc, wash hand basin and chrome towel rail.



## Living Room

26'0 max x 14'3 max

Spacious living room with uPVC double glazed French doors to front, uPVC double glazed window to rear, ample space for dining table and chairs, radiator.

## Kitchen

11'1 x 7'1

Range of base units with matching wall mounted units, four ring induction hob, composite bowl sink with drainer, integrated oven, space for dishwasher, uPVC double glazed window to rear and loft access.


## Outside

The driveway provides off road parking, whilst to the rear there is a well proportioned low maintenance garden.

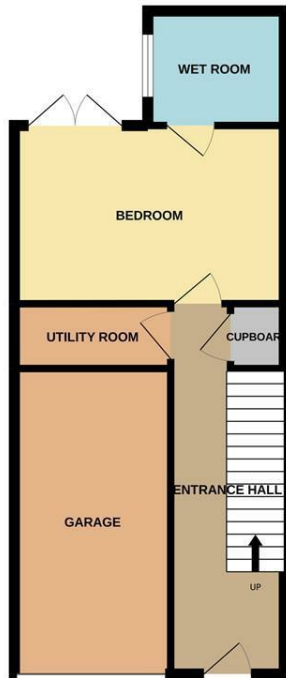


- CENTRAL LOCATION
- THREE DOUBLE BEDROOMS
- OFF ROAD PARKING
- EASY ACCESS TO WILMSLOW TRAIN STATION
- GARAGE
- CLOSE TO LOCAL SCHOOLS

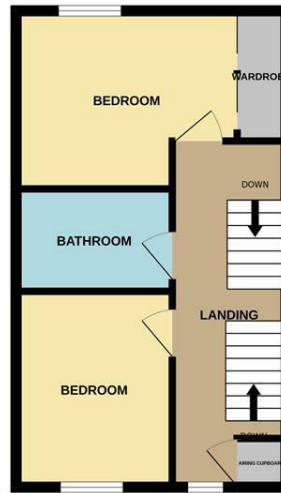


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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

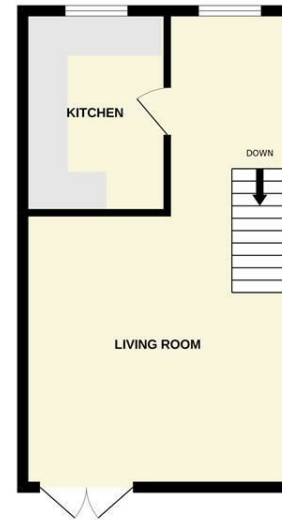
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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