

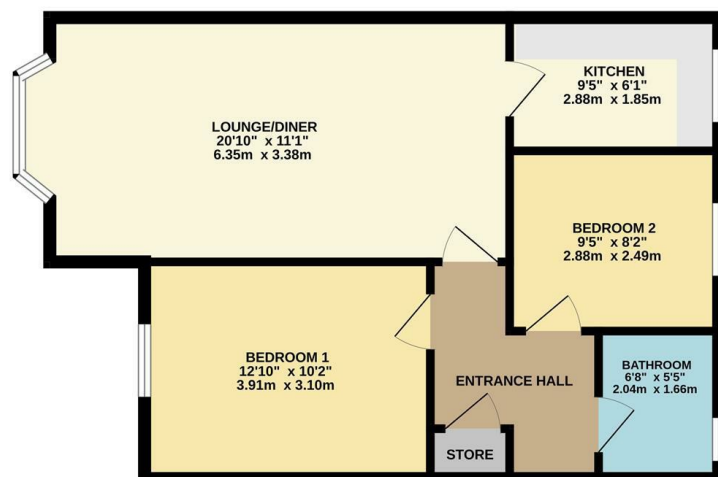


36 HOWTY CLOSE WILMSLOW SK9 2SH

NO CHAIN. Jordan Fishwick are delighted to offer this beautifully presented two bedroom ground floor apartment, forming part of the ever-popular Howty Close development. The property is ideally positioned for excellent transport links, with the A34 nearby providing quick access to Manchester City centre, Manchester International Airport and the motorway network. Wilmslow town centre and Handforth village are both within easy reach, offering a wide range of shops, cafes, restaurants, and everyday amenities. Local convenience stores are also just a short walk away, making day-to-day living highly practical. The apartment itself comprises: a communal entrance hallway, private entrance hall with useful storage, a spacious living/dining room with bay window to the front aspect, and a fitted kitchen complete with matching wall and base units and an integrated oven/hob. There are two well proportioned bedrooms, the principal featuring fitted wardrobes, plus a family bathroom suite with shower over bath. Externally, there is a residents car park. Viewings essential, ideal opportunity for investors or buy to let. (Pictures taken before current tenancy).



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with MetreXplore 12/2021



- No Chain
- Ground Floor
- Two Bedroom Apartment
- EPC B
- Family Bathroom Suite
- Off Road Parking
- Large Living Dining Space

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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	81	England & Wales	EU Directive 2002/91/EC	81