

14 PRIORY ROAD WILMSLOW, SK9 5PS



GROUND FLOOR 83.6 sq.m. (900 sq.ft.) approx.



1ST FLOOR 70.2 sq.m. (756 sq.ft.) approx.



TOTAL FLOOR AREA: 158.8 sq.m. (1655 sq.ft.) approx.

Whilst every altering has been made to ensure the assumpt of the flooping contained here, measurements of doors, windows, noons and any other items are approximate and no responsibility in taken for any entire participants. This pain is the flooring and applications though a flooring to taken for any entire properties guschiance. The services, systems and applications shown have not been tested and no guarantee as to their operating or efficiency can be given.

FLOOR PLANS

Not to Scale. For Illustration purposes only.



14 PRIORY ROAD WILMSLOW



Occupying a superb location within easy walking distance of Gorsey Bank Primary School and Pownall Hall School, this house is set within a mile of Wilmslow Town Centre and just ten minutes from the M56 motorway network.

The house which was occupied by the previous owner for over sixty years has benefited from a new roof approximately ten years ago (no guarantees available) and some replacement double glazed units.

The accommodation which would benefit from some updating would nonetheless provide excellent potential for further extension and modernisation.

The house which extends to 1655 sq.ft. offers accommodation comprising an entrance porch, hallway with downstairs cloakroom, two reception rooms, a conservatory, a kitchen, rear porch, boiler room and single garage. At first floor level are three double bedrooms, a bathroom and separate wc.

Wilmslow Town Centre offers a wide range of shops and services, the main line railway service offers regular trains to London in less than two hours and the motorway network allows travel to most of the North West in less than an hour.

Externally are well proportioned gardens and ample parking facilities.

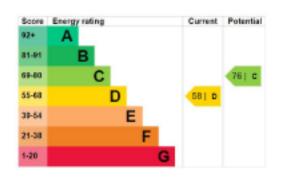
DIRECTIONS

From the centre of Wilmslow, proceed along the main Altrincham Road, turning right into Gorsey Road and first left into Priory Road.

GROUND FLOOR

ENTRANCE PORCH
RECEPTION HALL 11'6" x 9'7" (3.50 x 2.91)
WC

BREAKFAST KITCHEN 11'6" x 11'6" (3.50 x 3.50) LIVING ROOM 17'9" x 15'1" (5.40 x 4.60) DINING ROOM 12'6" x 9'2" (3.80 x 2.80) CONSERVATORY



FIRST FLOOR & LANDING

MASTER BEDROOM 15'9" \times 12'6" (4.80 \times 3.80) BEDROOM TWO 12'6" \times 11'6" (3.80 \times 3.50) BEDROOM THREE 11'6" \times 10'10" (3.50 \times 3.30) BATHROOM SEPARATE WC

EXTERNALLY

GARAGE 18'4" x 8'10" (5.60 x 2.70)



DISCLAIMER

In accordance with current legislation all parties are hereby notified that this property is owned by the partners of John N Hilditch & Co.

SERVICES:

All mains services are connected, a telephone is at present installed and there is a more than adequate supply of power points.

TENURE:

ASSESSMENT:

Trafford Borough Council. Council Tax Band "VACANT POSSESSION UPON COMPLETION VIEWING:

By appointment through the Agent.



