



14 PRIORY ROAD
WILMSLOW, SK9 5PS

John N
Hilditch & Co

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



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



TOTAL FLOOR AREA: 153.8 sq.m. (1655 sq.ft.) approx.

We did every effort that has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 6/2022

FLOOR PLANS

Not to Scale. For Illustration purposes only.

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(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
(iii) no person in the employment of John N Hilditch & Co. has any authority to make or give any representation or warranty whatever in relation to this property.

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" x 12'6" (4.80 x 3.80)
BEDROOM TWO 12'6" x 11'6" (3.80 x 3.50)
BEDROOM THREE 11'6" x 10'10" (3.50 x 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 D	
38-54	E		
21-38	F		
1-20	G		