



Wilmslow  
Bletchley Park Way

JH  
Jordan & Halstead



# Asking Price

## £925,000

### The Property

This substantial detached property forms part of the exclusive Bollin Park development. Situated within walking distance of Wilmslow Town Centre, the property boasts fantastic access to local amenities, as well as Wilmslow's superb transport links including the A34 and Wilmslow Rail Station. Also within a short walk are some of Wilmslow's stunning outdoor spaces, with walks along the River Bollin on the doorstep.

The former show home comes immaculately presented and offers fantastic space with generous room proportions throughout, including five double bedrooms. The main feature of the house is the large, open-plan living dining kitchen, with its additional garden room offering the perfect spot for relaxing or socialising and capturing the abundance of natural light.

The property is approached via a brick paved driveway providing ample off-road parking for multiple vehicles and leading to the double garage offering further parking and storage. To the rear is an enclosed garden, beautifully landscaped with a lawn, well-stocked flower beds and an Indian sandstone patio providing the perfect spot for outdoor dining and entertaining.





## Material Information

Postcode – SK9 2EH

Area – Approx. 2,124 sqft

EPC Rating – B

Tenure – Leasehold (990 years remaining)

Ground Rent – £800.00 per annum

Service Charge – £90.00 per annum

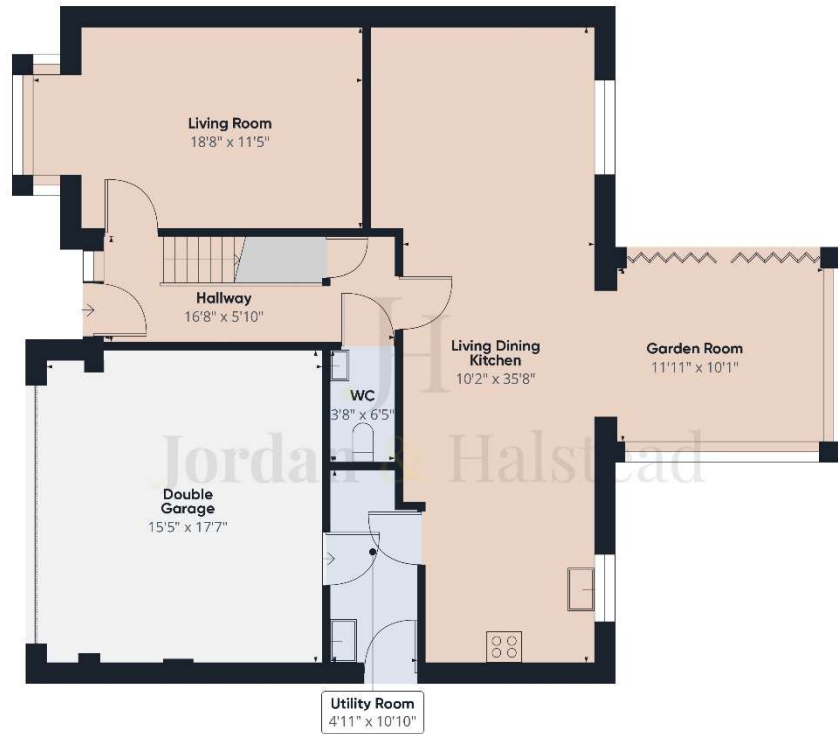
Council Tax Band – Band G

- No onwads chain
- A substantial detached house
- Superb exclusive development
- Five double bedrooms
- Three bathrooms
- Driveway providing ample off-road parking plus integral double garage
- Walking distance to Wilmslow Town Centre and stunning outdoor spaces

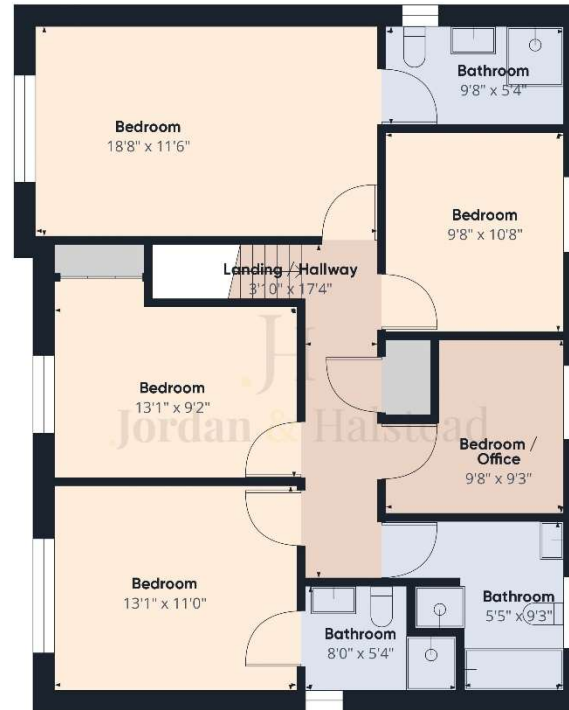
## Directions

From Wilmslow Railway Station head east along Macclesfield Road, passing under the railway bridge. At the end of the road, turn left at the mini roundabout on to Adlington Road. Continue for approx. ½ mile, following the bend around. The entrance to Bollin Park will be seen on your left-hand side.





Ground Floor



Floor 1

Approximate total area<sup>10</sup>  
2124.87 ft<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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