

# 58 Stanneylands Road

Wilmslow, Cheshire, SK9 4ER



*mosley jarman*









## 58 Stanneylands Road, Wilmslow, Cheshire, SK9 4ER

**£700,000**

An attractive & immaculately presented double fronted four bedroom, two bathroom detached family home. The accommodation consists of a central hallway (with WC and cloakroom) leading into a formal sitting room (with feature bay window, limestone fire surround & electric fire) & flexible playroom/study. The impressive kitchen is perfect for cooking, dining & entertaining. The kitchen is fitted with contemporary units, quartz worktops/peninsula island & benefits from having fully integrated Electrolux appliances throughout (including double ovens, induction hob, extractor, fridge/ freezer dishwasher). The kitchen/family room benefits from numerous windows/a box bay window with French doors onto the rear of the property, which provide an abundance of natural light. The kitchen family room feature Amtico flooring which extends into the hallway & utility room. The utility room houses a washing machine & space for a tumble dryer & also provides direct access to the garden.

Stairs ascend to the first floor central landing, off which there are four generous sized double bedrooms (two of the bedrooms benefit from fitted wardrobes). There is a family bathroom (with white contemporary suite) & the principal bedroom benefits from a large, well-equipped ensuite shower room.

The property is alarmed and warmed by gas central heating (fuelled by an Ideal combinator boiler). It also benefits from UPVC double glazing throughout & plantation shutters to the front elevation.



- Four double bedrooms & two bathrooms
- Stunning open plan kitchen family room
- Parking for five vehicles
- Boarding open countryside
- Spectacular outdoor kitchen/entertaining area
- Freehold tenure
- No chain









#### Location

Situated within the popular David Wilson Homes 'Little Stanneylands Development' located in a convenient location with nearby access to Wilmslow town centre, the A555 by-pass and boarding open countryside. The property stands with in an elevated position, set back on a prominent road servicing just 3 homes on the fringe of the development, as such the property is not overlooked and has woodland views to the front elevation.

Wilmslow train station is just over 1 mile away & offers direct links to Manchester and London. Lacey Green Primary School & Wilmslow High School are within a short drive of the property.

Wilmslow is an affluent town located in Cheshire and is one of the most sought after places to live in the UK after central London. Just 11 miles south of Manchester City Centre, Wilmslow has a population of approximately 30,326, lying between affluent Alderley Edge and Handforth, where approximately another 8,000 people reside.

#### Gardens, grounds & parking

The property sits within a larger than average plot. The enclosed rear garden of the property is its 'piece de resistance' as this has recently undergone a dramatic landscaping transformation & now consists of three separate patio areas, finished in contemporary porcelain tiles. This area is perfect for catching the sun at various points of the day. It also showcases a sunken seating area with water feature, contemporary black slatted timber fencing with integrated lighting & a stunning outside kitchen area, (featuring a covered area with Beefeater gas BBQ & wine fridge making this the perfect area for cooking and entertaining.

The property has ample off road parking for four vehicles & the added benefit of a generous detached brick built garage.

#### Important Information

Heating: Gas central heating (radiators).

Mains: Gas, electric, water, sewage. It is understood that the developer is responsible for the maintenance of the drains.

Property Construction: Brick built, tiled roof.

Flood Risk<sup>\*\*</sup>: Very low risk.

Broadband<sup>\*\*</sup>: Ultrafast broadband available (FTTP).

Mobile Coverage<sup>\*\*</sup>: Mobile coverage available with EE, O2 & Vodafone.

Parking: Off road parking on private driveway.

Restrictions and Restraints: There is a covenant preventing any fences or gates to the front or side of the property from 5 years as of 25/09/2020.

Tenure: Freehold.

The property will be subject to a development charge once the development build is complete (believed to be circa £199 per annum). This will cover maintenance of the communal grounds.

<sup>\*</sup> Information provided by GOV.UK

<sup>\*\*</sup> Information provided by Ofcom checker.

The information isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

Postcode: **SK9 4ER**

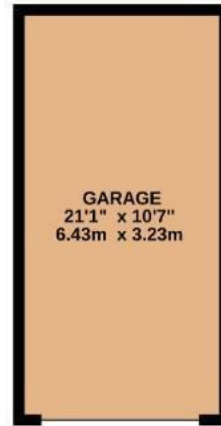
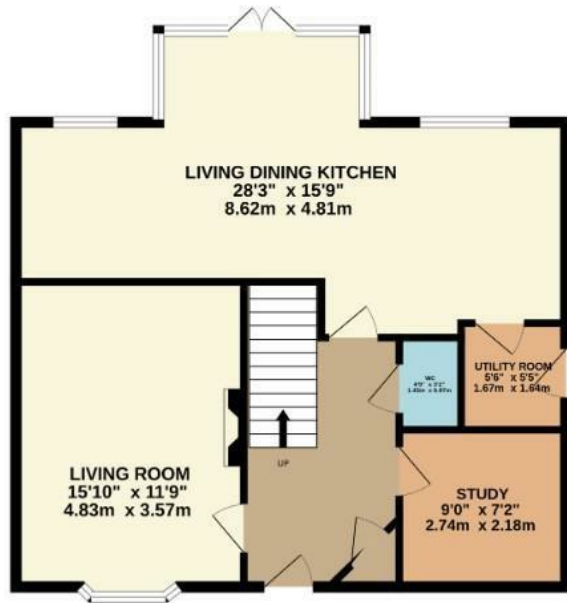
What 3 Words: **///love.island.blues**

Council Tax Band: **F**

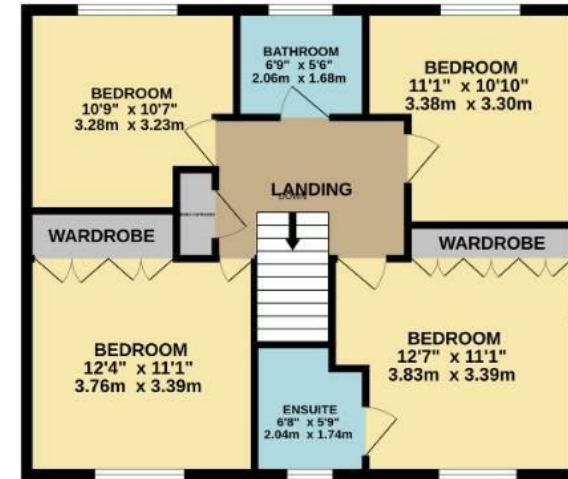
EPC Rating: **B**

Tenure: **Freehold**

GROUND FLOOR  
948 sq.ft. (88.1 sq.m.) approx.



1ST FLOOR  
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA: 1624 sq.ft. (150.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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.

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