

22 The Circuit

Wilmslow, Cheshire, SK9 6DB



mosley jarman



**22 The Circuit, Wilmslow,
Cheshire, SK9 6DB**
£399,950

A charming 1930's style bay fronted detached house. The property offers a well balanced accommodation in need of complete modernisation.

The entrance hallway leads into the living room with feature bay window flooding the room with natural light. The kitchen is at the rear of the property with a window looking out to the back garden. A separate dining area leads off the kitchen and features original wooden beams.

Upstairs boasts a large double bedroom, with a bay window and storage room, and another bedroom looking over the back garden.



- 1930's bay style detached home
- Quiet south Wilmslow location off Moor Lane
- Close to Lindow Common and the countryside
- West facing mature gardens
- Development potential subject to consent
- Walking distance of sought after primary schools
- Two bedrooms
- No vendor chain

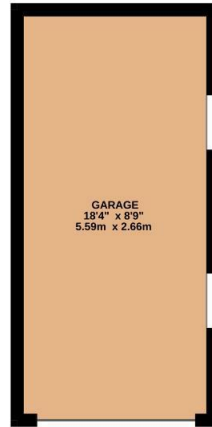
Location

Situated in a quiet south Wilmslow location, within a short walk to Lindow Common and open countryside, but still accessible to the town centre, train station and sought after schools.

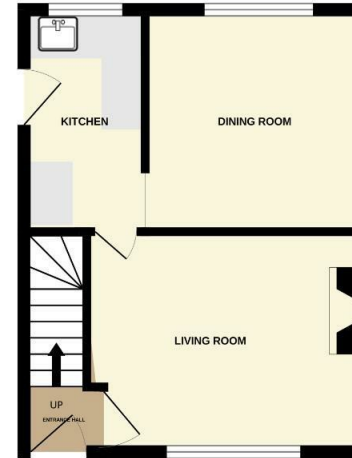
Grounds & Gardens

A good sized corner plot with development potential to extend to the side. The driveway has room to fit multiple vehicles and leads to a single garage. The manicured front garden wraps around the side of the house. The private rear garden is enclosed, westerly facing, laid to lawn with mature tree's and there are established plant and shrub borders.

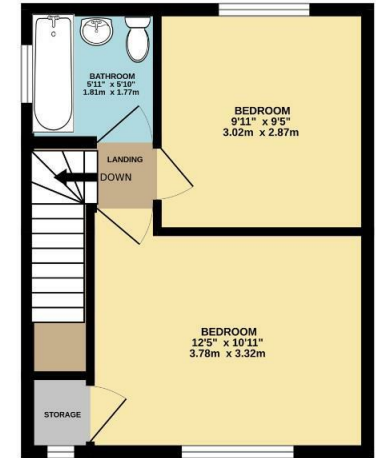
GARAGE
160 sq.ft. (14.9 sq.m.) approx.



GROUND FLOOR
295 sq.ft. (27.4 sq.m.) approx.



1ST FLOOR
300 sq.ft. (27.9 sq.m.) approx.



Postcode: **SK9 6DB**
What 3 Words: **glider.snuggled.stays**
Council Tax Band: **D**
EPC Rating: **D**
Tenure: **Freehold**

TOTAL FLOOR AREA : 756 sq.ft. (70.2 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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