

5 Altrincham Road

Wilmslow, Cheshire, SK9 5ND



mosley jarman



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£475,000

This attractive Edwardian THREE DOUBLE BEDROOM, TWO BATHROOM (one en-suite), bay fronted mid terrace property provides deceptively spacious accommodation across THREE FLOORS in addition to CELLARS.

Highly convenient central town centre location close to GORSEY PRIMARY SCHOOL and the TRAIN STATION.

The house retains many beautiful original features that include picture rails, sash windows, period fireplace, ceiling cornice, deep skirting boards and timber panel doors throughout the property.

The accommodation in brief comprises of an entrance porch & hallway, this leads though to two flexible reception rooms, linked by period double doors. The reception rooms feature a cast iron fireplace & original stripped wooden floors. Off which there is a kitchen fitted with modern cabinets & laminate worksurfaces, a door providing access to the rear garden.

The first floor reveals a landing off which there are two generous double bedrooms, these share access to a family bathroom with modern white suite, Stairs ascend to the second floor, here the principal bedroom benefits from fitted wardrobes & an en-suite shower room with Velux roof window.

In addition there are cellars which provide excellent storage space/utility room and offers potential for conversion into additional reception space.

The property is double glazed & gas fired central heating, run by a combination boiler.

- Attractive characterful three double bedroom property.
- Residents permit parking (£80 per car per annum)
- EPC Rating D
- Freehold (yearly rent charge of £5)
- Sought after central Wilmslow location
- Original period features and character
- Council Tax Band D / £2,045.31 per annum





Location

The property is ideally located in the centre of Wilmslow. Conveniently located within catchment for Gorsey Bank Primary School as well as being within a short walk of the town centre and the train station. 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

To the front of the property there is a small courtyard garden. The property benefits from pedestrian access to rear garden. the rear garden is South facing, enclosed by a Cheshire brick retaining

wall & fencing, the garden features a stone patio area & a low maintenance Astro turf lawn. The property also benefits from a residents parking scheme.

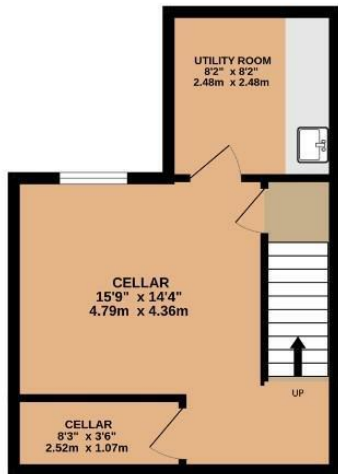
Important Information

- The neighbouring property has access for maintenance to the rear of their property if required.
- Superfast Fibre Broadband available at the property (Ultrafast Full Fibre Broadband planned between now and December 2026)*.

* Information provided by Openreach and 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 5ND**
What 3 Words: **shift.splash.zebra**
Council Tax Band: **D**
EPC Rating: **D**
Tenure: **Freehold**

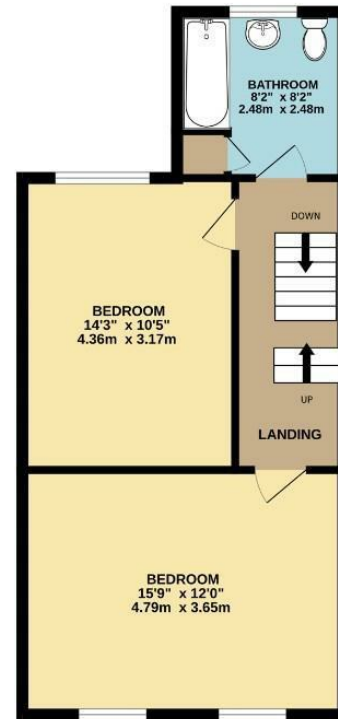
BASEMENT
291 sq.ft. (27.0 sq.m.) approx.



GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



2ND FLOOR
332 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 1583 sq.ft. (147.0 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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