

6 Paxford Place

Wilmslow, SK9 1NL



mosley jarman



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£750,000

This beautifully presented, three bedroom detached bungalow has recently undergone a full programme of refurbishment & remodelling by the current vendor to bring the property up to date for todays discerning buyer.

The accommodation in brief comprises of an enclosed porch which leads into the central hallway, off which there is a guest WC. The spacious dining/kitchen has recently been remodelled & incorporates a newly fitted shaker style kitchen, quartz worksurfaces & includes fully integrated appliances (including a Bosch gas hob/ extractor, Neff double ovens, full height fridge/freezer, wine fridge & dishwasher). This bright room has windows on three elevations letting in an abundance of natural light. Off the kitchen is a useful utility room with space for a washing machine.

The generous sitting room has glazed doors leading onto the rear South facing garden (these are fitted with plantation shutters) The room also features a decorative electric fire with contemporary fire surround.

The hallway (with recessed airing/linen cupboard) leads to three bedrooms, these are all of a good size and all benefit from fitted wardrobes. The bedrooms share access to a shower room which has recently been refitted with a contemporary suite with rain fall shower, glass shower enclosure, vanity sink & illuminated mirror.

The property is fully double glazed & gas fired central heating (run by a Worcester Bosch combination boiler).

In addition there is excellent future potential to add an extension and/or convert the garage subject to the necessary planning consent.



- Fully renovated spacious detached bungalow
- Integral garage with electric door
- Three bedrooms (all with fitted wardrobes)
- Freehold
- Quiet cul-de-sac location close to the town centre
- Driveway for off road parking and private south facing rear garden
- Council Tax band D / £2,045.31 per annum (Cheshire East 2023/2024)
- EPC grade D



Location

The property is ideally situated in a quiet cul-de-sac off Holly Road South in a central Wilmslow location, within a short walk of the town centre, the train station and many local amenities as well as having nearby access to the A34. 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

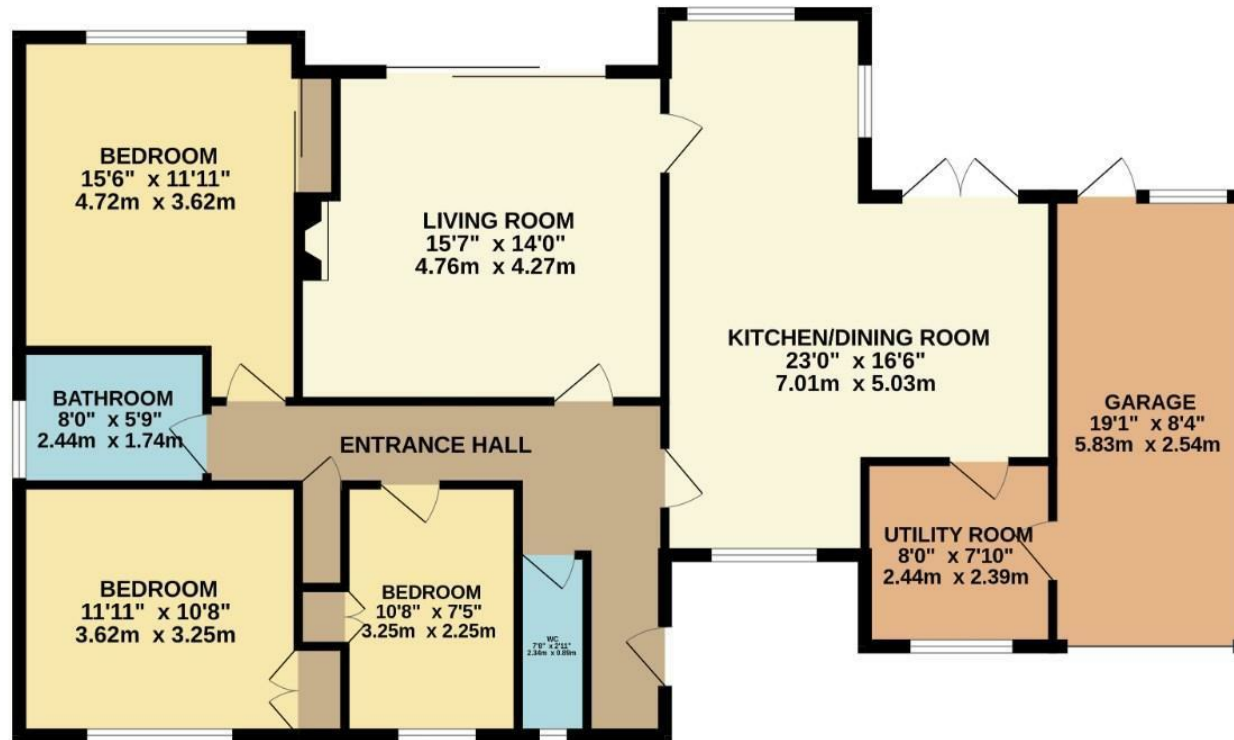
Handforth, where approximately another 8,000 people reside.

Grounds & Gardens

The property occupies a good sized private south facing plot with lawned gardens to both the front and rear, the property benefits from a stone driveway with parking for numerous vehicles and an integral garage (with electric garage door). The rear garden is not overlooked, south facing, it benefits from a large paved patio area, mature evergreen shrubs & has fence boundaries & a timber shed.

Postcode: **SK9 1NL**
What 3 Words: **angel.handle.tend**
Council Tax Band: **F**
EPC Rating: **D**
Tenure: **Freehold**

GROUND FLOOR
1297 sq.ft. (120.5 sq.m.) approx.



TOTAL FLOOR AREA: 1297 sq.ft. (120.5 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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