

# 7 Thorngrove Hill

Wilmslow, SK9 1DF



*mosley jarman*





## 7 Thorngrove Hill, Wilmslow, SK9 1DF

**£735,000**

A spacious, detached three/four bedroom family home with fantastic potential to renovate or extend. The accommodation comprises of a large central hallway at the centre of the house (leading to all downstairs rooms, storage cupboard), a spacious open plan living/dining room (with electric fire, large window overlooking to the rear garden letting in an abundance of light, glass paned door leading to patio area), kitchen (fitted with traditional units, serving hatch and door leading to the side of the property), garden room (with glazing on three elevations and patio doors leading to the rear garden), utility room (with hot water cylinder, boiler and space for washing machine), shower room (modern, fitted with Aqualisa shower, chrome towel radiator, Kohler sink, toilet, vanity unit, mirror with shaver socket). Stairs ascend to the first floor landing, providing access to three bedrooms (two doubles with sink units, all with integrated wardrobes) and family bathroom (with airing cupboard and white sanitaryware).



- A spacious three/four bedroom detached family home
- Large living/dining room
- Off road parking and attached garage
- Potential to renovate and/or extend (STPP)
- Situated in a quiet, central location within walking distance to Wilmslow Town Centre and the train station
- Three bedrooms & two bathrooms
- Generous, private, mature gardens to the side and rear
- No vendor chain





### The Location

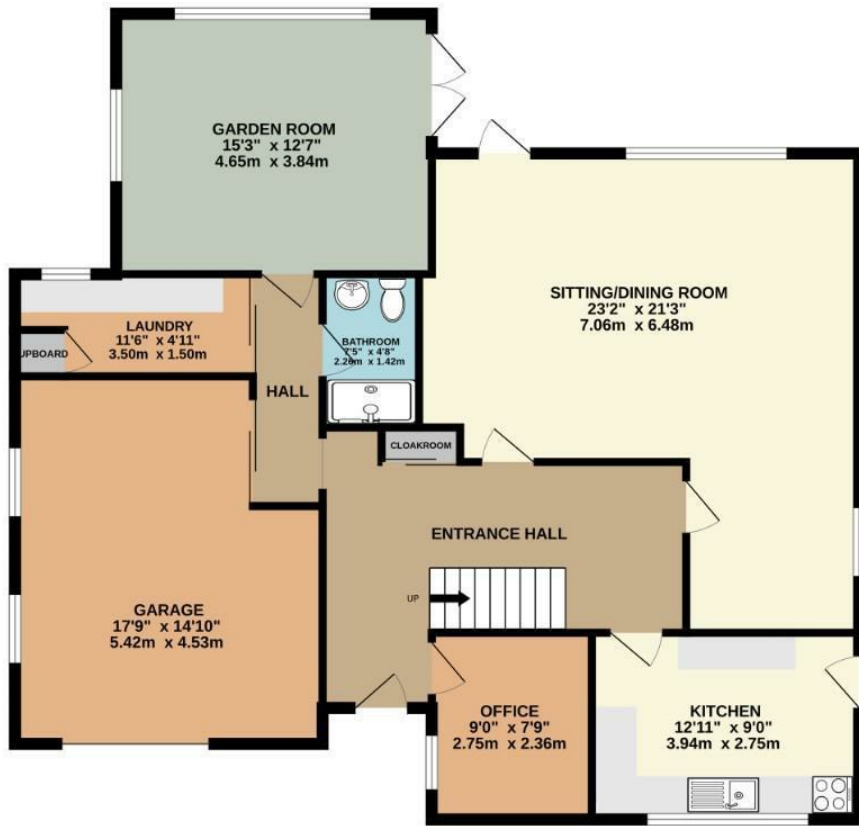
The property is situated within close walking distance of Wilmslow town centre, Wilmslow High School & Wilmslow train station with links to Manchester and London and within a short drive to the A34 road network and M60 motorway.

### The Grounds & Gardens

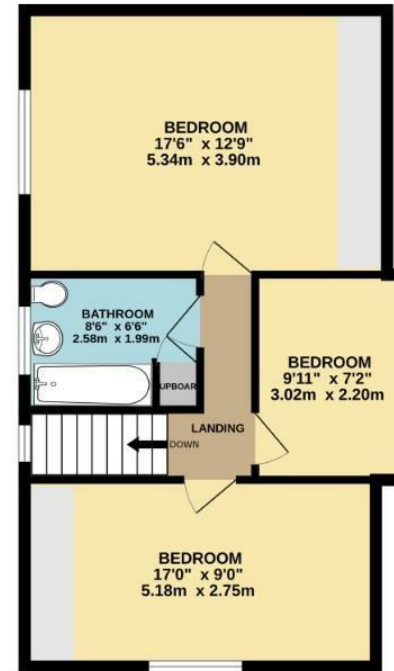
To the front of the property, there is a driveway providing off road parking for two vehicles and a lawned garden with shrubs. The driveway takes you to a large, attached brick-built garage (with electric

up and over door, light and power), providing space for a further small vehicle and ample space for storage. The beautiful, private rear garden is spectacular in size, wrapping around the side and back of the property, offering great potential to extend the property whilst still maintaining a large garden. The garden is mainly laid to lawn and patio, with shrubs and trees providing a low maintenance border.

Postcode: **SK9 1DF**  
What 3 Words: **silver.closes.bond**  
Council Tax Band: **F**  
EPC Rating: **D**  
Tenure: **Freehold**



GROUND FLOOR  
1305 sq.ft. (121.3 sq.m.) approx.



1ST FLOOR  
559 sq.ft. (52.0 sq.m.) approx.

TOTAL FLOOR AREA: 1864 sq.ft. (173.2 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.  
Made with Metropix ©2023

44 Alderley Road, Wilmslow, Cheshire, SK9 1NY

Email: [wilmslow@mosleyjarman.co.uk](mailto:wilmslow@mosleyjarman.co.uk)

T: 01625 444899  
[www.mosleyjarman.co.uk](http://www.mosleyjarman.co.uk)

*mosley jarman*

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.