

22 Tudor Green

Wilmslow, Cheshire, SK9 2RG



mosley jarman



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£385,000

An attractive and re-modelled three-bedroom link detached home built of Cheshire Brick elevations. The accommodation includes a hall, downstairs w.c , spacious living room (with laminate flooring and an inset living flame gas fire) , living kitchen (which provides an ideal entertaining/family space with room for dining, cooking and lounging). The kitchen is fitted with modern units and integral appliances that includes an electric oven, ceramic hob and an extractor hood. There is space for a fridge freezer and dishwasher. French doors open to the rear garden. Landing (with loft access hatch and recessed storage/linen cupboard), main bedroom, second double bedroom, third single bedroom/study and a bathroom (fitted with white sanitary ware with glass shower screen and shower fittings over the bath. Tiled floor and walls). Double glazed and gas fired central heating (run by a Vaillant combination boiler). No vendor chain.



- Attractive and re-modelled link detached home
- Three bedrooms
- Living kitchen (with space for cooking, dining and lounging)
- EPC - D
- Leasehold - 999 year lease from 1st January 1987
- Cheshire brick elevations
- Downstairs w.c
- Driveway, integral store/part garage and private rear garden
- Council Tax Band - D



The Grounds & Gardens

A driveway to the front provides off road parking and leads to an integral store/part garage (with light, power and space for a washing machine and tumble dryer) and there is a private garden to the rear which is laid mainly to lawn with a timber decking area and garden shed.

The Location

The property occupies a cul-de-sac position within walking distance of local supermarkets and Wilmslow Academy as well as having nearby access to the A34 by-pass which provides links to the local motorway network and Manchester Airport.

Important Information

Heating - Gas central heating (radiators).
Mains - Gas, electric, water and sewage.

Property Construction - Brick built with tiled roof.

Flood Risk - Low risk of surface water flooding. Very low risk of river/sea flooding*.

Broadband - Superfast Fibre Broadband (FTTC/Fibre To The Cabinet) available at the property. Ultrafast Full Fibre Broadband / FTTP (Fibre To The Property) to become available between now & December 2026**.

Mobile Coverage - Voice & Data mobile coverage with EE, O2 & Vodafone**.

* Information provided by GOV.UK

**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 2RG**

What 3 Words: **arch.rust.gifts**

Council Tax Band: **D**

EPC Rating: **D**

Tenure: **Leasehold**

GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA: 943 sq.ft. (87.7 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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