

4 Westbourne Drive

Wilmslow, SK9 2GY



mosley jarman 



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£650,000

This attractive & spacious four bedroom, two bathroom (one en-suite) detached family house.

The accommodation in brief includes a covered porch, a central hallway (with understairs storage) a generous living room (with attractive bay window and feature fire surround), glazed doors leads through to the formal dining room, next to which sits the dining kitchen which incorporates fitted cabinets and integrated appliances (Neff oven, hob, extractor, microwave, fridge & dishwasher), a utility room (with space for a washing machine) & downstairs WC, off the kitchen there is also a large conservatory.

Stairs ascend to the first floor landing, off which the spacious main bedroom benefits from a recently refitted en-suite shower room, there are a further three bedrooms (one with fitted wardrobes) these share access to a family bathroom.

Externally there is a driveway to the front which provides off road parking and leads to a double integral garage (with twin electric doors & car charger point). The front garden is low maintenance gravel garden, to the rear, the garden is a good size and boasts many established trees and shrubs, the rear garden has a very private aspect.



- Popular and convenient Regents Park' location within walking distance of the town centre and train station
- Downstairs W/C utility room and double integral garage.
- Double garage & additional parking off road parking.
- Council Tax Band F
- EPC grade to be confirmed
- Four bedrooms and two bathrooms (one en-suite)
- Spacious living room with attractive bay window.
- Private & enclosed rear garden.
- Freehold
- No vendor chain



Location

The property is located within the popular Regents Park development built by Jones Homes. It is conveniently located close to local supermarkets and with nearby access to the A34 road networks. The property is close to Wilmslow train station which offers direct links to Manchester and London.

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.

Important Information

Heating - Gas central heating (radiators).

Mains - Gas, electric, water and sewage.

Solar Panels: Owned and guaranteed. They are connected to a storage battery.

EV charging point: Owned and included in sale. Untethered.

Property Construction - Brick built, tiled roof.

Flood Risk* - Very low risk.

Broadband** - Ultrafast Full Fibre Broadband available at the property.

(FTTP/Fibre To The Premises).

Mobile Coverage** - Mobile phone coverage with all main providers.

Parking: Off road parking on driveway for two cars. Double garage.

Tenure: Freehold.

Accessibility: There is step free access to the front of the property. There is currently a stairlift fitted, but this can be easily removed.

* 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 2GY**

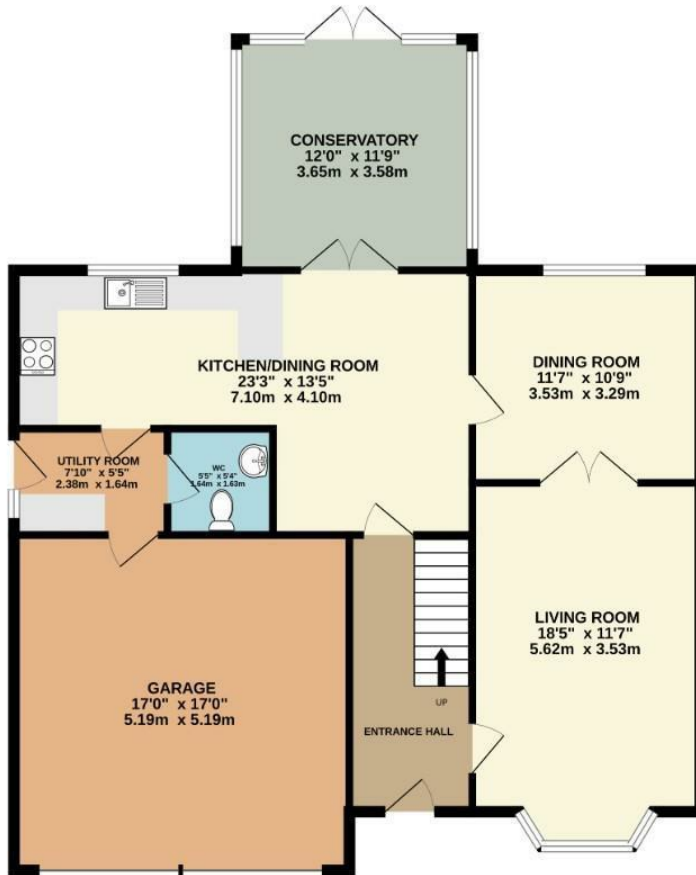
What 3 Words: **prove.phones.venue**

Council Tax Band: **F**

EPC Rating: **Freehold**

Tenure:

GROUND FLOOR
1160 sq.ft. (107.8 sq.m.) approx.



1ST FLOOR
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 1766 sq.ft. (164.0 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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