

9 Stanneylands Drive

Wilmslow, Cheshire, SK9 4EU



mosley jarman



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£500,000

A spacious three bedroom detached true bungalow with 8'5 ceiling heights. Situated on part of the Stanneylands Drive that has no through traffic. A brick paved driveway to the front provides off road parking and leads to an integral garage. There is a low level brick wall with iron railings over. There is a south facing rear garden with brick paved patio, lawn and flower bed borders. The accommodation includes an 'L' shaped entrance hall, good sized living room (16'4 x 14'2 with bay window and electric fire with marble surround, hearth and timber mantle), dining kitchen (fitted with white units, integrated electric oven and grill, ceramic hob and fridge freezer. Space and plumbing for a slim line dishwasher). Utility room (space and plumbing for washing machine). Conservatory (28'6 x 7'10 widening to 11'6). Main bedroom (with fitted wardrobes to one wall), two further bedrooms and a bathroom (fitted with white sanitary ware with Mira thermostatic shower fittings and a glass screen over the bath). Double glazed and gas fired central heating (run by a recently fitted Vaillant combination central heating boiler). Potential for an extension subject to consent. There is no vendor chain involved.



- Spacious three bedroom detached true bungalow
- Dining kitchen
- Utility room
- South facing rear garden
- Council Tax Band - E
- Large living room with bay window
- 28' conservatory
- Brick paved driveway and integral garage
- EPC rating - D
- Freehold - £13 Rent charge



Important Information

Council Tax Band: E

EPC grade: D

Heating: Gas (radiators).

Mains: Gas, electric, water, sewage.

Flood Risk*: Very low risk of surface flooding, very low risk of flooding from rivers and the sea, other flood risks are unlikely.

Broadband**: Ultrafast Full Fibre Broadband available at the property. (FTTP/Fibre To The Cabinet).

Mobile Coverage**: Mobile coverage indoor and outdoor with EE, O2 and Vodafone. Mobile coverage with Three is available outdoor but is not available indoor.

Parking: Private driveway and integral garage.

Accessibility: There is step free access to the front and rear of the property.

Tenure: Freehold with a chief rent of £13 per annum.

* 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 4EU**

What 3 Words: **tame.brass.mercy**

Council Tax Band: **E**

EPC Rating: **D**

Tenure: **Freehold**

GROUND FLOOR
1361 sq.ft. (126.5 sq.m.) approx.



TOTAL FLOOR AREA: 1361 sq.ft. (126.5 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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