

# 1 South Close

Wilmslow, SK9 5JZ



*mosley jarman*



## 1 South Close, Wilmslow, SK9 5JZ

£600,000

An immaculately presented and spacious three-bedroom two bathroom (one en-suite) detached true bungalow with well-proportioned and extended accommodation.

The accommodation includes a hall (with recessed cloaks/storage cupboard), inner hall (with a deep recessed utility/storage cupboard with plumbing for washing machine). There is a loft access via a pull-down ladder, living room, dining kitchen (fitted with modern units, quartz work surfaces and integrated appliances that include a Neff electric oven, Neff electric hob, extractor hood, microwave, fridge freezer and dishwasher). Conservatory (with glass roof and a radiator), main bedroom with en-suite shower room, two further bedrooms and a main bathroom. Double glazed, gas fired central heating (run by Vailant boiler /radiators) there is also the added advantage of solar panels. The main bedroom (with fitted wardrobes and matching furniture) with en-suite wet room (walk in shower with thermostatic shower fittings within. White sanitary ware. Ceiling downlighters and an extractor). Two further bedrooms (one with fitted office furniture and a recessed airing/linen cupboard) and a main bathroom (fitted with white sanitary ware that includes a corner bath).



- Immaculately presented and extended accommodation
- Three bedrooms (all with fitted furniture) and two bathrooms (one en-suite)
- Resin driveway providing off road parking for three cars and integral garage
- Council Tax Band – F
- Quiet cul-de-sac location close to the town centre
- Attractive, large, established rear garden
- EPC rating – C
- Freehold



### The Location

Situated in a central, yet peaceful town centre location within a quiet cul-de-sac within a short walk of the town centre and Wilmslow train station as well as many other local amenities.

### The Grounds & Gardens

A resin driveway to the front provides off road parking for four cars and leads to an integral garage (with electric door). There is an attractive landscaped garden to the front and there is a beautiful large established rear garden which is not overlooked. The rear garden is enclosed by timber panel fencing and houses a timber garden shed and a greenhouse. There is an imprinted concrete patio, lawn, raised vegetable beds and a variety of fruit trees and flowering plants and shrubs

### Important Information

Heating: Gas (radiators)

Mains: Gas, Electric, Water, Sewage

Flood Risk\*: Very low risk of flooding from rivers & seas / surface water flooding

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

Mobile Coverage\*\*: Mobile coverage with all main providers (EE, Three, O2, Vodafone)

Parking: Off road parking

Rights of Way & Restrictive Covenants: To be confirmed

Accessibility: To be confirmed

Tenure: Freehold

Solar Panels: Owned

\* 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 5JZ**

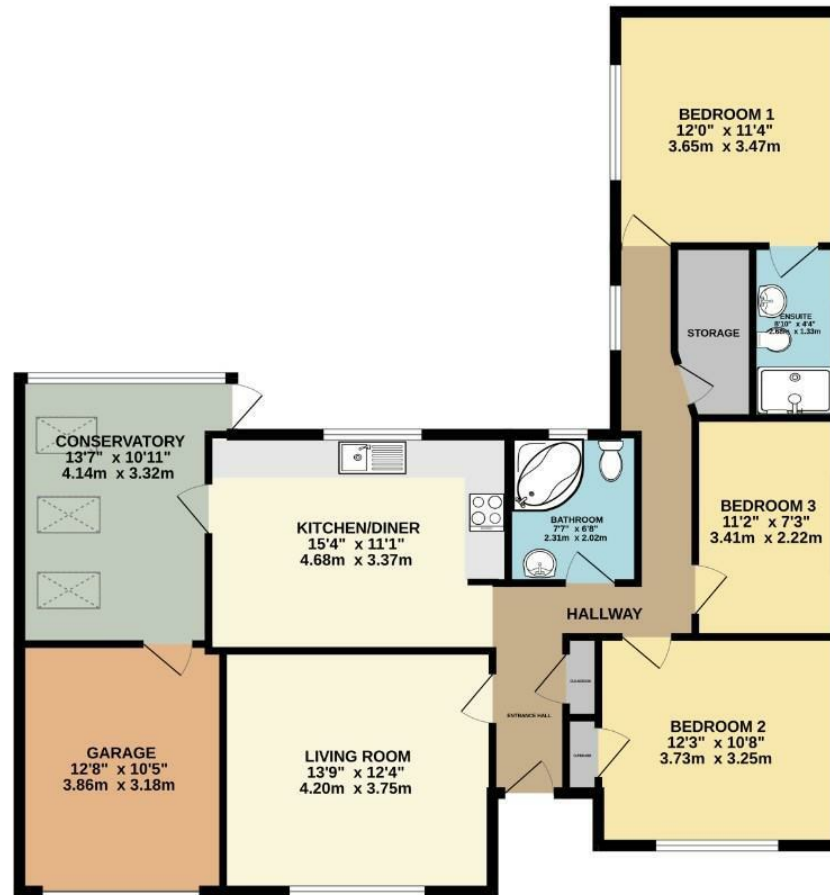
What 3 Words: **fund.panel.drive**

Council Tax Band: **F**

EPC Rating: **C**

Tenure: **Freehold**

GROUND FLOOR  
1199 sq.ft. (111.4 sq.m.) approx.



TOTAL FLOOR AREA: 1199 sq.ft. (111.4 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 Hensopp ©2024

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.