

53 Holly Bank Road

Wilmslow, SK9 4DS



mosley jarman



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Offers Over £275,000

This traditional three bedroom semi detached property comprises of a spacious living room with feature fireplace & gas fire with open staircase. The living room leads through to an open plan dining kitchen which is fitted with contemporary high gloss, handleless cabinets & butcher block style worktops. The kitchen is fitted with an extractor hood, integrated electric oven & five burner gas hob and there is space & under-counter plumbing for a washing machine and dishwasher, and further space for a fridge freezer. The dining area has French doors opening out onto the rear garden.

Stairs ascend to the first floor landing which provides access to two double bedrooms (both benefitting from built in wardrobes), a further single bedroom/office and a family bathroom (fitted with modern white suite with P-shaped bath, sink vanity unit, Mira electric shower and glass shower screen).

The property is fully double glazed and has gas fired central heating (run by radiators and an 'Exclusive' boiler).



- Situated within walking distance of Wilmslow town centre & Lacey Green Academy
- Two double bedrooms and further single bedroom/office
- Off road parking on driveway
- No onward chain
- Freehold
- Spacious dining kitchen
- Refitted family bathroom
- Direct access and uninterrupted views to greenbelt pasture & woodland to the rear
- EPC Rating C



Location

Located on the ever popular Lacey Green estate. The property is conveniently located close to the A34 by-pass for access to Manchester City Centre, the local and national motorway networks, Manchester Airport and is within walking distance of the town centre, Wilmslow train station, 'The Catts' and Lacey Green Academy.

Gardens & Grounds

Externally, the property benefits from off-road parking, whilst to the rear the garden has a large patio area and steps down to a lawned garden. The property benefits from uninterrupted pasture & woodland views and a pedestrian gate provides direct access to country walks to the rear of the property.

Important Information

Council Tax Band: B

EPC grade: C

Heating: Gas (radiators).

Mains: Gas, Electric, Water.

Flood Risk*: Very low risk of flooding from rivers & seas. Very low risk of 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 to the front of the property.

Accessibility: The kerb has been dropped to the front of the property. There is not step free access to the front or rear of the property.

Tenure: Freehold

The property was re-roofed in 2023 and is under warranty.

* 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 4DS**

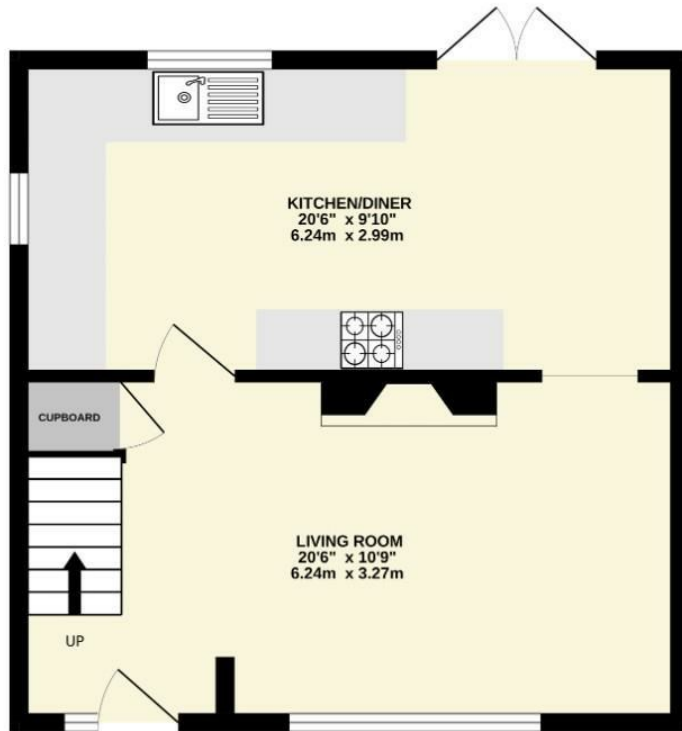
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Council Tax Band: **B**

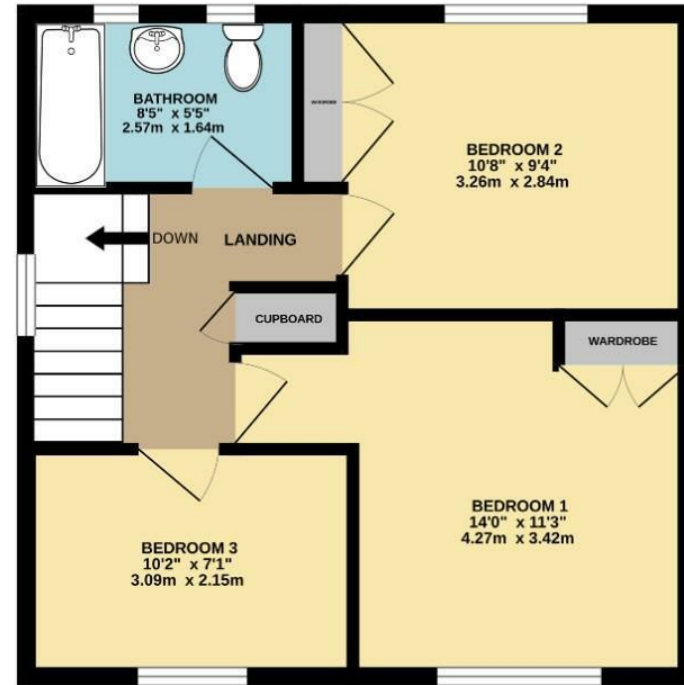
EPC Rating: **C**

Tenure: **Freehold**

GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 833 sq.ft. (77.4 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.
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