

# 6 Meadow Close

Wilmslow, SK9 6JN



*mosley jarman*



## 6 Meadow Close, Wilmslow, SK9 6JN

**Offers Over £700,000**

A spacious three-bedroom 1960's built detached home situated in a quiet cul-de-sac. The house requires updating and offers excellent future potential for re-development and extension works subject to consent. The accommodation includes an enclosed porch, hall (with understairs storage cupboard), downstairs shower room/w.c, spacious living room, dining kitchen (with integrated Neff double oven and induction hob. Space and plumbing for a washing machine and a dishwasher) and space for a fridge freezer. Hardwood Conservatory, landing (with recessed airing cupboard housing a hot water cylinder and there is a loft access hatch with pull down ladder providing access to a boarded loft area), main bedroom (with dual aspect windows and fitted wardrobes with matching furniture), two further good sized bedrooms (one with fitted wardrobes and the other with fitted office furniture and shelving) and a bathroom. Hardwood double glazed windows, gas fired central heating and there is a security alarm. No vendor chain.



- A spacious 1960's detached home
- Quiet cul-de-sac opposite Croftside Tennis Club
- Off road parking for numerous cars and an attached double garage
- No vendor chain
- Council Tax Band – F
- Potential for re-development/extension works subject to consent
- Close to Ashdene Primary School
- Large attractive established private gardens
- EPC rating – C
- Freehold



### The Grounds & Gardens

The house stands on a good-sized plot with a driveway to the front which provides off road parking for numerous cars and which leads to an attached double garage (with electric door, light and power). There are large, attractive, established, private gardens to the front, side and rear which are not overlooked.

The rear garden is laid mainly to lawn, with paved path and patio area. Plant and flowering shrub borders, fruit trees and there is a green house.

### The Location

The property is situated in a quiet cul-de-sac in a popular south Wilmslow location which is opposite Croftside Tennis Club, close to Ashdene Primary School and within walking distance of the town centre and train station.

### Important Information

Council Tax Band: F

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\*\*: Standard speed broadband available.

Mobile Coverage\*\*: Mobile coverage with EE & Three.

Parking: Off road parking to the front of the property.

Rights of Way & Restrictive Covenants: To be confirmed.

Accessibility: To be confirmed.

Tenure: Freehold

\* 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 6JN**

What 3 Words: **wing.merge.loved**

Council Tax Band: **F**

EPC Rating: **C**

Tenure: **Freehold**

GROUND FLOOR  
1091 sq.ft. (101.3 sq.m.) approx.



1ST FLOOR  
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 1641 sq.ft. (152.4 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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