

23 Westward Road

Wilmslow, Cheshire, SK9 5LE



mosley jarman



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£585,000

An attractive and spacious three double bedroom bay fronted semi-detached family home which has benefitted from a double storey side extension.

Double glazed and gas fired central heating run by a combination boiler.

The accommodation includes a covered porch, hall, downstairs w.c, lounge (with solid wooden flooring and a bay window), playroom/study, utility room (with space for washing machine and a tumble dryer), dining kitchen (fitted with modern units and integrated appliances that include an electric oven, induction hob, extractor, microwave, wine fridge, dishwasher, and fridge freezer. Tiled floor, coving and French doors open to the rear garden).

The first-floor landing (with loft access hatch and pull-down ladder) provides access to a main bedroom (with modern fitted wardrobes to one wall with matching furniture), two further double bedrooms (one with dual aspect and part vaulted ceiling) and a main bathroom (Fully tiled with electric underfloor heating. Fitted with modern white sanitary ware which includes a bath and a walk in shower enclosure with glass shower screen and thermostatic fittings. Ladder radiator, mirror fronted wall hung vanity unit with light, extractor, downlighters and plantation style blinds/shutters).



- Attractive and spacious bay fronted semi-detached home
- Three double bedrooms
- Dining kitchen and utility room
- EPC rating – C
- Freehold
- Extended accommodation
- Attractive and South facing rear garden
- Catchment for Gorseley Bank Primary School
- Council Tax Band – D



The Grounds & Gardens

A driveway provides off road parking and there is an attractive, established, private south facing rear garden. The rear garden is laid to lawn with paved patio, established flowering borders and timber shed.

The Location

Situated in a popular south Wilmslow location within a short walk of the town centre, the train station, and Gorsey Bank Primary Schools. The property also has nearby access to Lindow Common and both the airport and local motorway network and easily accessible.

Important Information

Council Tax Band: D

EPC grade: C

Heating: Gas. Underfloor heating in the bathroom.

Mains: Gas, Electric, Water

Flood Risk*: Very low risk of flooding from rivers & seas. 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 main providers (EE, O2, Vodafone).

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

Rights of Way & Restrictive Covenants: To be confirmed

Accessibility: Kerb dropped to the front of the property.

Tenure: Freehold. £10 per annum rent charge.

* 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 5LE**

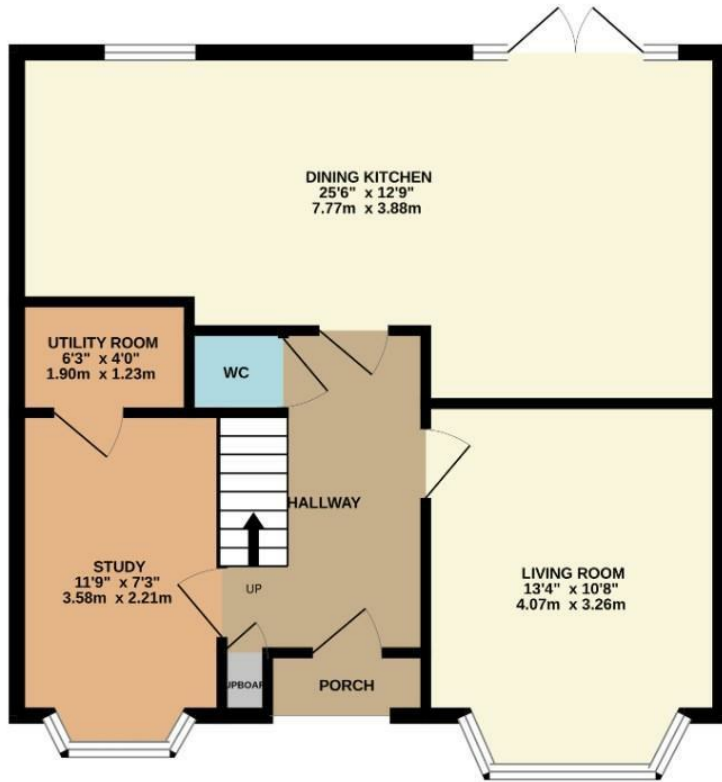
What 3 Words: **posts.sums.atom**

Council Tax Band: **D**

EPC Rating: **C**

Tenure: **Freehold**

GROUND FLOOR
633 sq.ft. (58.8 sq.m.) approx.



1ST FLOOR
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 1134 sq.ft. (105.4 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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