

19 Bailey Road

Wilmslow, SK9 2TX



mosley jarman



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£450,000

A beautifully presented and upgraded semi-detached home situated on the popular 'Heathfield Farm' development built by Taylor Wimpey in 2019.

The ground floor accommodation includes a hallway (with meter cupboard), spacious living room with views overlooking a communal green to the front, dining kitchen (fitted with modern 'Shaker' style units, Quartz work surfaces, integral appliances including Zanussi washer dryer, Zanussi double oven, fridge freezer & dishwasher, under cupboard LED lighting), WC and spacious understairs storage cupboard.

Stairs ascend to the first floor landing, off of which there are three double bedrooms (two with fitted wardrobes, one with en-suite shower room fitted with Aqualisa electric shower) and a family bathroom (fitted with Roca sanitaryware).

Double glazed throughout. Gas central heating (Ideal combination boiler fitted in 2019). The loft is fully boarded and accessed via a pull down ladder.



- Semi-detached home situated on the popular 'Heathfield Farm' development
- Spacious dining kitchen
- Off road parking with EV charging point
- Views over communal green to the front and rear.
- EPC grade B
- Nearby access to the A34 by-pass which provides links to the local motorway network and Manchester Airport
- Three double bedrooms (one with en-suite)
- Private, enclosed South facing rear garden
- Council Tax Band D
- Tenure - Freehold



The Grounds & Gardens

The house enjoys a pleasant open view to the front over a green and Oak trees. There are beautiful views to the rear over fields.

A driveway to the side of the property provides off road parking for two cars. There is an EV charger.

To the rear of the property is a private, south-facing garden which is not overlooked. The garden includes a sandstone patio, a wooden pergola, and a lawn area surrounded by raised wooden sleeper beds.

The Location

Conveniently located within walking distance of local supermarkets and Wilmslow Academy as well as having nearby access to the A34 by-pass which provides links to the local motorway network and Manchester Airport.

Important Information

Council Tax Band: D

EPC grade: B

Heating: Gas (radiators)

Mains: Gas, Electric, Water, Sewage

Construction method: Timber framed with outer skin of brick.

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 O2 & Vodafone.

Parking: Off road parking to the side of the property. On street parking available. EV charger on driveway (owned).

Rights of Way & Restrictive Covenants: None.

Accessibility: Kerb has been dropped to the driveway. There is step free access to the front of the property.

Tenure: Freehold.

Communal charges: £120 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 2TX

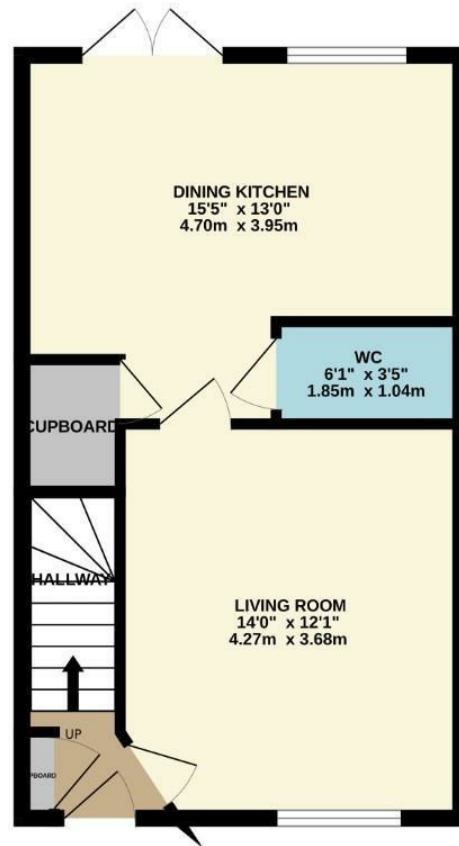
What 3 Words: [rated.gums.view](https://www.ratedgums.view)

Council Tax Band: D

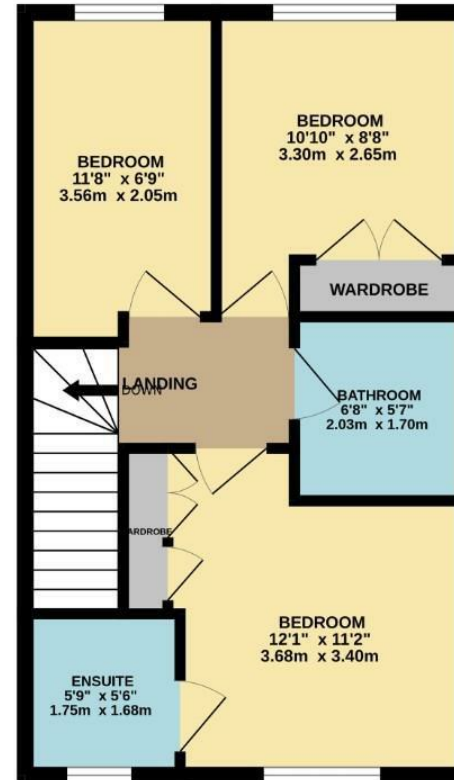
EPC Rating: B

Tenure: Freehold

GROUND FLOOR
433 sq.ft. (40.2 sq.m.) approx.



FIRST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 866sq.ft. (80.5 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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