

1 Eden Close

Wilmslow, Cheshire, SK9 6BG



mosley jarman



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£375,000

The accommodation includes a good-sized enclosed entrance porch, hall, living room (with dual aspect windows and an electric fire with stone mantle and hearth), kitchen (with laminate flooring and fitted with modern white high gloss units. Space for cooker, fridge freezer and washing machine). Double bedroom with a re-fitted en-suite shower room (with white sanitary ware and glass shower enclosure with Mira shower fittings within). The first floor reveals a landing (with built in storage to one wall which provides excellent storage), second double bedroom and a spacious main bathroom (fitted with white sanitary ware that includes a bath with mixer tap shower fittings over). Double glazing and gas fired central heating (run by a Worcester Bosch combination boiler).



- Two double bedroom two bathroom (one en-suite) dormer bungalow
- Well presented accommodation
- York Stone paved driveway and storage garage
- Private enclosed rear garden
- Cul-de-sac location off Moor Lane in South Wilmslow
- Double glazed and gas fired central heating (run by a Worcester Boiler)
- EPC rating – E
- Council Tax Band - C
- Freehold



The Grounds & Gardens

A York stone driveway to the front and side provides off road parking and leads to a storage garage to the rear (with light and power 12'1 x 8'3). There is an established garden to the front and landscaped and there is an enclosed garden to the rear.

The Location

The property is situated in a cul-de-sac location off Moor Lane in a popular south Wilmslow location.

Important Information

Council Tax Band: C

EPC grade: E

Heating: Gas, Electric, Water

Mains: Gas (radiators)

Flood Risk^{**}: Very low risk of flooding from rivers & seas. Very low risk of surface water flooding.

Broadband^{**}: Superfast Fibre Broadband available at the property. (FTTC/Fibre To The Cabinet).

Mobile Coverage^{**}: Mobile coverage with all main providers (Three, Vodafone, (EE & O2 limited)).

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 6BG**

What 3 Words: **yoga.leaps.cared**

Council Tax Band: **C**

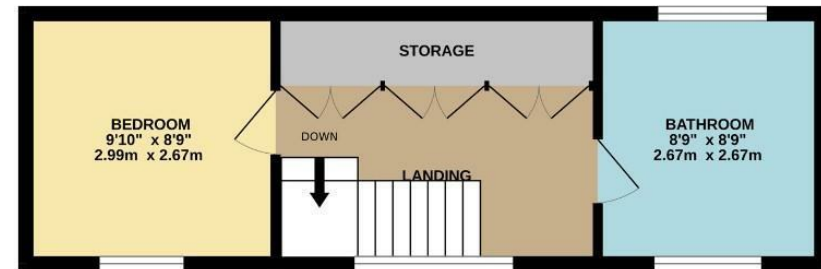
EPC Rating: **E**

Tenure: **Freehold**

GROUND FLOOR
500 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR
305 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA : 805 sq.ft. (74.8 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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