

9 Manor Gardens
Wilmslow, Cheshire, SK9 2DQ



mosley jarman



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£875,000

A deceptively spacious and immaculately presented four double bedroom, three bathroom (two en-suite) detached family home. The accommodation includes an enclosed entrance porch, hall, spacious living room (with gas fire and understairs storage cupboard), dining room, garden room, dining kitchen (with bench seating for dining and integrated appliances such as Neff microwave & oven, Neff electric hob, Bosch dishwasher & fridge. Insinkerator, Franke sink), utility room (with space for washing machine, tumble dryer & fridge freezer) and a downstairs w.c with cloak cupboard. The first floor reveals a landing, main bedroom (with fitted wardrobes with matching furniture) and with a large en-suite shower room, three further double bedrooms (one with en-suite shower room and all with fitted wardrobes/furniture) and a large bathroom (with Jacuzzi bath and separate shower, shaving sockets, white sanitaryware).



- Spacious and immaculately presented
- Within walking distance to Wilmslow town centre & the train station
- Four double bedrooms (two with en-suite bathrooms)
- Off road parking
- Situated on a quiet cul-de-sac
- Spacious living room
- Beautiful, private rear garden
- No vendor chain



The Location

The property is positioned within a quiet cul-de-sac which forms part of the highly regarded 'Wilmslow Park' area of Wilmslow. Conveniently located within a short walk to the town centre, the train station and the Bollin Valley as well as having near by access to the A34.

The Grounds & Gardens

A driveway to the front provides off road parking and leads to a large integral double garage (with power, lighting, plumbing & electric up and over door). There are attractive private landscaped and well-tended gardens to the front and rear, mainly laid to lawn with patio area and raised beds.

Important Information

Council Tax Band: G

EPC grade: D

Heating: Gas

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 O2, Vodafone.

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

Rights of Way & Restrictive Covenants: To be confirmed.

Accessibility: To be confirmed.

Tenure: To be confirmed.

* 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 2DQ**

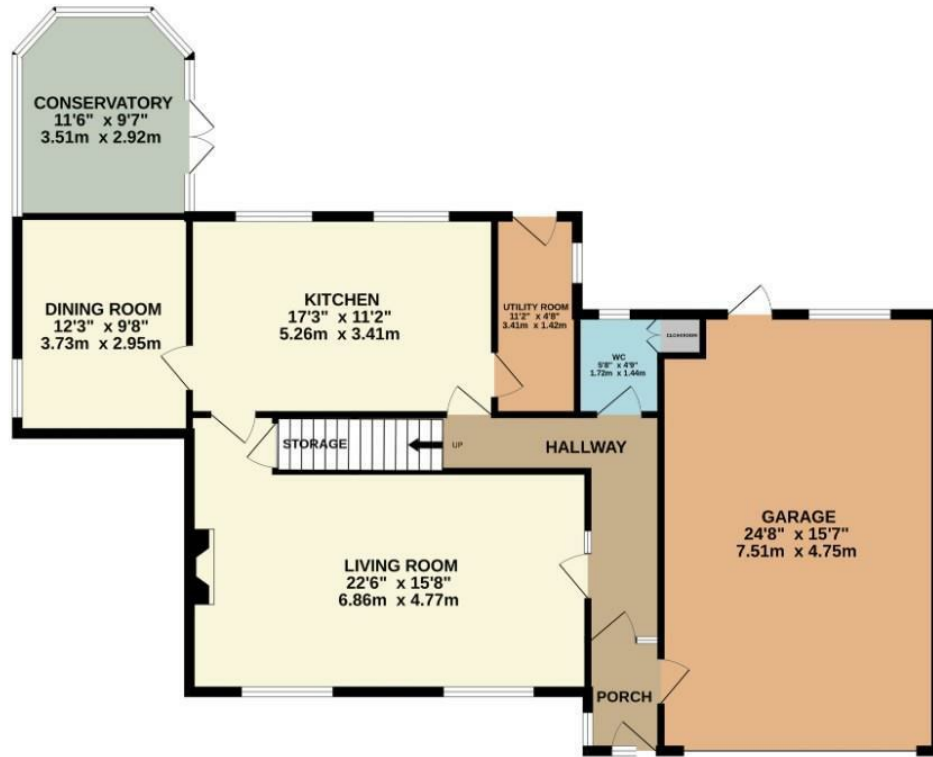
What 3 Words: **woven.able.boring**

Council Tax Band: **G**

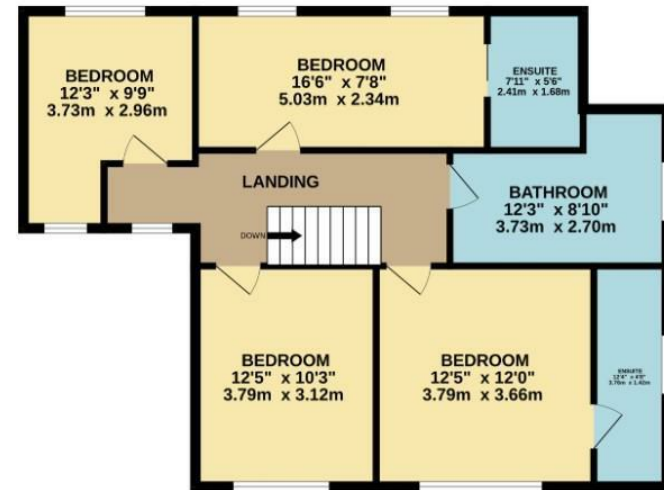
EPC Rating: **D**

Tenure: **Freehold**

GROUND FLOOR
1307 sq.ft. (121.5 sq.m.) approx.



1ST FLOOR
808 sq.ft. (75.0 sq.m.) approx.



TOTAL FLOOR AREA : 2115 sq.ft. (196.5 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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