

104 Altrincham Road

Wilmslow, Cheshire, SK9 5NQ



mosley jarman



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£600,000

A three double bedroom detached home which stands within attractive, established, large, private gardens which are not overlooked and enjoy views towards the 'Carnival Field'.

The accommodation includes an enclosed porch, hall, living room (with coving and picture rails and an inset living flame gas fire and stone/slate surround and hearth), dining room (with bay window, coving and picture rails), kitchen (with recessed pantry/understairs cupboard) and a garden room/rear porch (with plumbing for a washing machine).

Stairs ascends to the first floor landing, here there are three double bedrooms and a family bathroom.

The property is double glazed and gas fired central heating (run by an Ideal combination boiler). The property is offered with no vendor chain.

The house offers excellent future potential for redevelopment, with options to extend to the side and rear subject to consent.



- Detached house in a highly convenient location
- Three double bedrooms
- No vendor chain
- Driveway and attached garage
- Council Tax Band – E
- Views towards the Carnival Field to the rear
- Potential for re-development subject to consent
- Attractive, established, private gardens
- EPC rating – D
- Freehold



Location

The property is situated in a highly convenient location within a short walk of Wilmslow Town Centre, Wilmslow Train Station, Gorsey Bank Primary School and there is nearby access to Lindow Common and the Carnival Field which both provide exceptional recreational space. The motorway network and Manchester Airport are both within a short drive.

Just 11 miles south of Manchester City Centre, Wilmslow has a population of approximately 30,326, lying between affluent Alderley Edge and Handforth, where approximately another 8,000 people reside.

Gardens & Grounds

A driveway to the front which provides off road parking for several cars and leads to an attached brick built garage.

To the rear of the property there is a large private and established garden which is mainly laid to lawn with deep tree and flowering shrub borders. There are views over the Carnival Field to the rear.

Important Information

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Heating: Gas central heating (radiators) & electric fire in living room.

Mains: Gas, electric, water.

Flood Risk*: Very low risk of surface water flooding. Very low risk of flooding from rivers and seas.

Broadband**: Ultrafast Full Fibre Broadband available at the property. (FTTP/Fibre To The Property).

Mobile Coverage***: Mobile coverage with all main providers likely (EE, Three, O2, Vodafone).

Parking: Off road parking.

Rights of Way & Restrictive Covenants: None.

Accessibility: There is not step free access currently to the front or rear of the property.

Tenure: Freehold

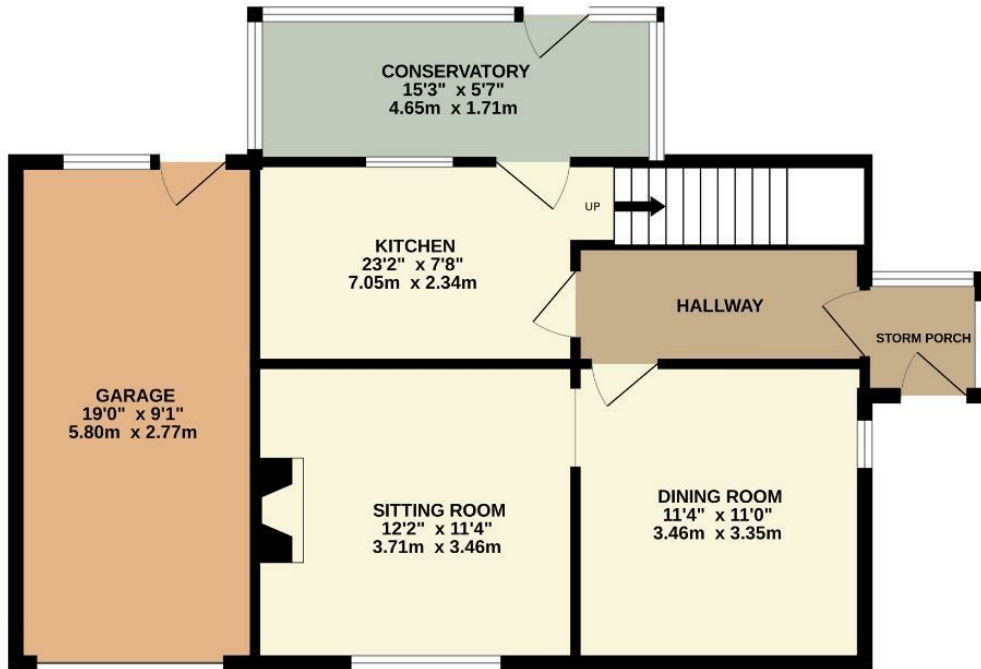
* Information provided by GOV.UK

** Information provided by Ofcom checker.

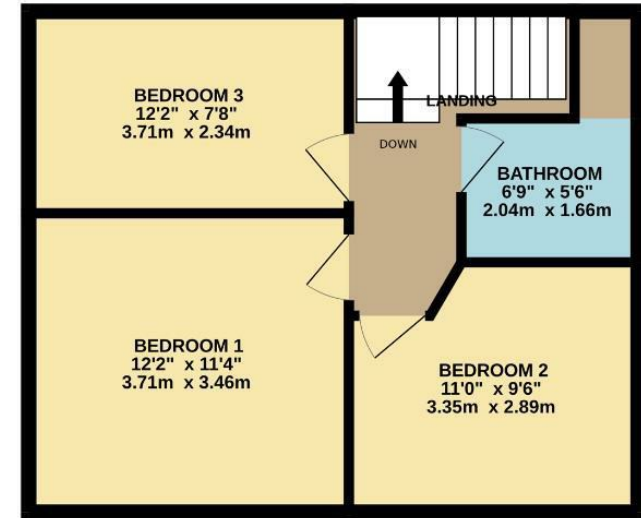
The information isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

Postcode **SK9 5NQ**
 What 3 Words **idea.ankle.volume**
 Council Tax Band: **E**
 EPC Rating: **Band D**
 Tenure: **Freehold**

GROUND FLOOR
711 sq.ft. (66.1 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 1152 sq.ft. (107.0 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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