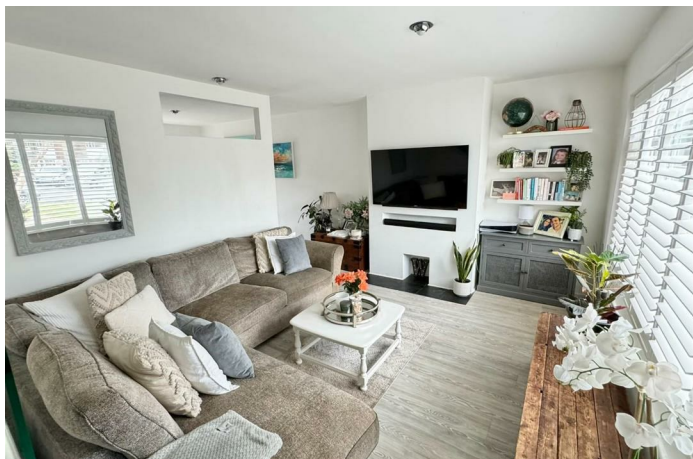


5 Orchard Close

Wilmslow, SK9 6AU



mosley jarman



5 Orchard Close, Wilmslow, SK9 6AU

£350,000

The accommodation includes an enclosed entrance porch, living room (with Amtico flooring and glass balustrade), kitchen/diner (contemporary styled and re-fitted with modern units, range style oven with extractor hood over, integrated dishwasher, space for fridge freezer and washing machine). Landing (with loft access), three bedrooms (one with recessed store cupboard) and a bathroom (fitted with modern white sanitary ware which includes a bath and a separate shower enclosure).

UPVC double glazed windows and gas fired central heating.

- Stylishly presented end of mews home
- Re-fitted kitchen and bathroom
- Close to Ashdene Primary School
- Front and rear gardens and a garage
- Council Tax Band – C
- Three bedrooms
- South Wilmslow location
- Drive providing parking for two cars
- EPC rating – C
- Freehold



The Location

Situated off South Oak Lane in a popular south Wilmslow location which is within a short walk of the town centre, the train station and highly regarded local schools.

The Grounds & Gardens

There is a brick paved drive to the front which provides off road parking for two cars and a garden that is laid to lawn. There is a private enclosed garden to the rear with a raised timber decking area and low maintenance astro turf. There is a garage which belongs to no 5 in the neighbouring garage block.

Important Information

Council Tax Band: C

EPC grade: C

Heating: Gas. Underfloor heating in bathroom.

Mains: Gas, Electric, Water

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

flooding.

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

Mobile Coverage**: Mobile coverage with O2 & Vodafone likely.

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

Rights of Way & Restrictive Covenants: There is a right of way through the rear garden for the neighbour to pass through.

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 6AU**

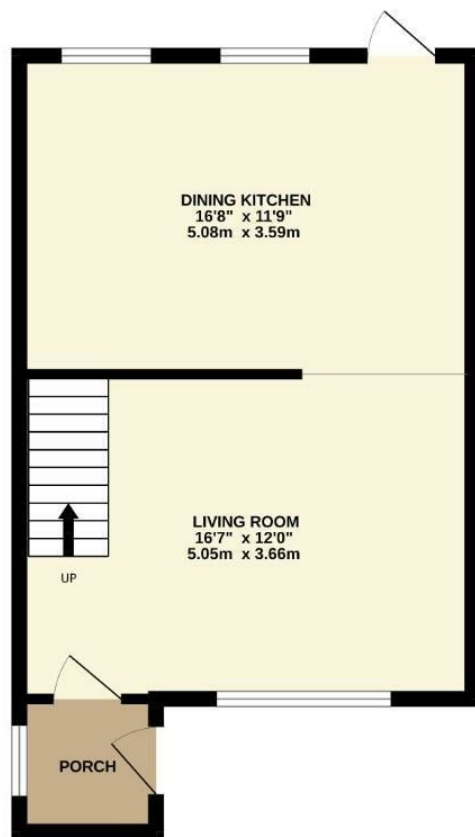
What 3 Words: **pens.twins.hoot**

Council Tax Band: **C**

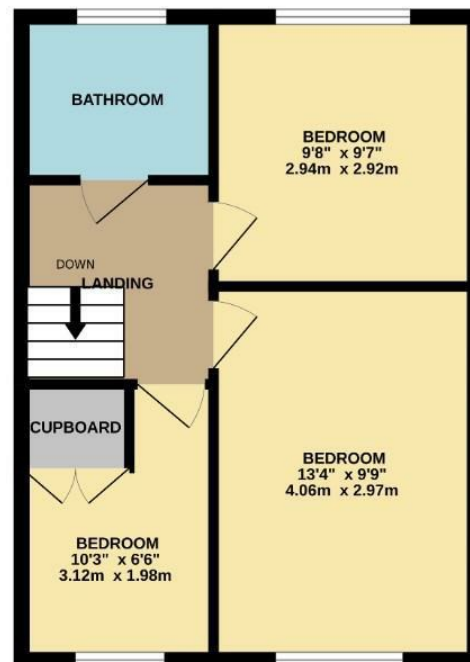
EPC Rating: **C**

Tenure: **Freehold**

GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 821 sq.ft. (76.3 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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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.