

56 Gravel Lane  
Wilmslow, Cheshire, SK9 6LQ



*mosley jarman*





## 56 Gravel Lane, Wilmslow, Cheshire, SK9 6LQ

£625,000

An attractive, extended and stylishly presented three-bedroom bay fronted period semi-detached home. The accommodation with impressive 9'0 ceilings includes a hall (with period style tiled floor and column style radiator), through living/dining room (with LVT parquet flooring, bay window, recently installed wood burner with Oak mantle and under stairs study area), stunning dining kitchen (ideal for entertaining/family living with a part vaulted ceiling with exposed beams, tiled floor and re-fitted with modern units, Quartz work surfaces, Siemens integrated appliances and an island with room for bar stools. Bi-folding windows and French doors open to the rear garden), utility/boot room (with tiled floor, space for appliances and coat hanging space), downstairs shower room/w.c (with tiled floor and splash backs and fitted with white modern sanitary ware and a walk in shower with glass screen and thermostatic fittings), landing (with loft access), main bedroom (with modern fitted wardrobes to one wall and a feature exposed brick fireplace with timber surround), two further bedrooms (one with fitted wardrobe) and a bathroom (which has been luxuriously re-fitted with white sanitary ware (with thermostatic shower fittings over the bath), marble tiling, electric under floor heating and an integrated television. In addition, there is potential to convert the loft space subject to consent. Double glazed windows (fitted Plantation style shutters/blinds to the front windows) and gas fired central heating (with combination boiler and column style radiators



- Attractive, extended and stylishly presented accommodation
- Sought after South Wilmslow location close to Ashdene Primary School
- Stunning dining kitchen with re-fitted units, Quartz work surfaces and integrated Siemens appliances
- Double driveway and detached garage
- Freehold
- Bay fronted three bedroom period semi-detached home
- Walking distance of the town centre and Wilmslow Train Station
- Utility room and downstairs shower room/w.c
- Private corner plot with private gardens to the front, side and rear





### The Grounds & Gardens

Occupying a private corner plot with gardens to the front, side and rear and a double driveway and detached garage to the rear accessed off Poplar Avenue. Outside there is a lawn, raised composite decking area, Indian Stone patio, light and power and hedge and fence boundaries. There is a timber out building which is currently utilised as a gym (with light, power and double-glazed windows).

### The Location

The property is situated in a sought after South Wilmslow location close to Ashdene Primary School and within walking distance of Wilmslow Train Station and the town centre.

### Important Information

Council Tax Band: D

EPC grade: D

Heating: Gas. Electric underfloor heating in kitchen and upstairs bathroom. Wood burning stove (with HETAS certificate).

Mains: Gas, Electric, Water

Flood Risk<sup>\*</sup>: Very low risk of flooding from rivers & seas. Medium risk of surface water flooding.

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

Mobile Coverage<sup>\*\*</sup>: Mobile coverage likely with Three & Vodafone.

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

Rights of Way & Restrictive Covenants: N.A

Accessibility: Kerb has been dropped to the front 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 6LQ**

What 3 Words: **digit.slows.dart**

Council Tax Band: **D**

EPC Rating: **D**

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GROUND FLOOR



1ST FLOOR



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 misstatement. 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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