

9 Beech Lane

Wilmslow, Cheshire, SK9 5ER



mosley jarman



**9 Beech Lane, Wilmslow, Cheshire,
SK9 5ER**

£450,000

An attractive and extended two double bedroom Victorian end of terrace home. The accommodation includes an entrance hall, downstairs w.c/utility room (with space for washer dryer), living room (with electric stove and bi-folding wooden doors creating an open plan space), living dining area, (with log burner), extended kitchen (re-fitted with modern Shaker style cupboards and integrated appliances including Electrolux gas hob, oven & microwave, fridge freezer). There are two sets of French doors that open from the living room and kitchen to the garden. The first-floor landing provides access to the loft (boarded with a pull down ladder), large main bedroom (with fitted cupboards), second double bedroom and a re-fitted bathroom.



- Attractive & extended Victorian end of terrace
- Spacious living dining kitchen
- Re-fitted bathroom
- Off road parking
- Situated within a short walk to Wilmslow town centre and train station
- Two double bedrooms
- Private, south facing garden



The Grounds & Gardens

A driveway provides off road parking to the front and there is a private south facing garden to the rear which is not overlooked (mainly laid to lawn with mature borders).

The Location

The property is situated in a highly convenient central Wilmslow location within a short walk of the town centre, train station and sought after schools.

Important Information

Council Tax Band: D

EPC grade:

Heating: Gas. Wood burning stove.

Mains: Gas, Electric, Water

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

water flooding.

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

Mobile Coverage**: Mobile coverage with main providers (EE, 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: 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 5ER**

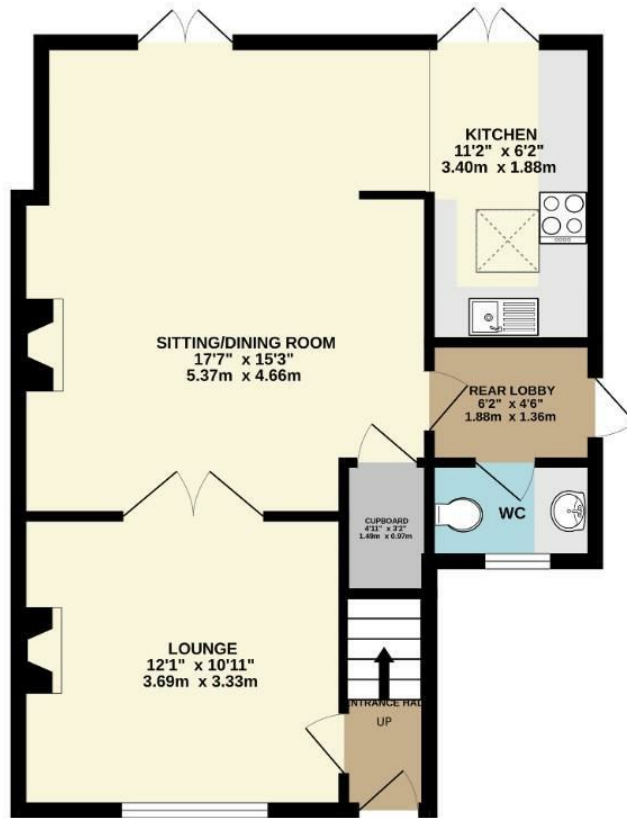
What 3 Words: **magic.palace.leave**

Council Tax Band: **D**

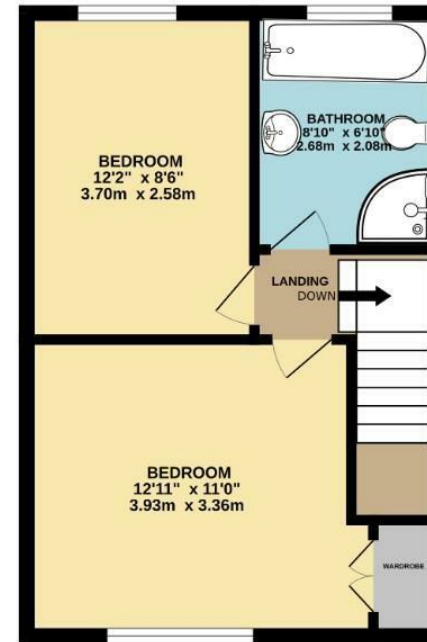
EPC Rating: **D**

Tenure: **Freehold**

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 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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44 Alderley Road, Wilmslow, Cheshire, SK9 1NY

Email: wilmslow@mosleyjarman.co.uk

T: 01625 444899
www.mosleyjarman.co.uk

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