

4 Fairfax Drive

Wilmslow, SK9 6EY



mosley jarman





4 Fairfax Drive, Wilmslow, SK9 6EY

£825,000

An attractive and extended four-bedroom three bathroom (one en-suite) 1930's bay fronted detached family home which forms part of a small quiet cul-de-sac of just six detached homes.

The accommodation includes an enclosed porch, hall, downstairs w.c, living room (with a large inglenook with inset living flame gas fire with a stone hearth and surround), dining room (with bay window, inset living flame gas fire with stone hearth and surround), garden room (with two Velux roof windows and French doors open to the garden), morning room and a kitchen (with tiled splashbacks and fitted with modern units, Granite work surfaces and integrated appliances that include a Smeg double oven, gas hob, extractor and a Bosch dishwasher), utility (with fitted units and space for washing machine and tumble dryer), landing, main bedroom (with bay window and fitted wardrobes to one wall), bedroom two (with fitted wardrobes), third double bedroom with en-suite shower room (which is fitted with white sanitary ware with a separate shower area with glass screen and Mira electric shower fittings). Main bathroom, shower room (with Mira thermostatic shower fittings) and separate w.c.

The house retains character and original features that include ceiling coving, plate racks and leaded windows.

Double glazing and gas fired central heating.



- Attractive 1930's bay fronted detached family home
- Four bedrooms (three doubles)
- Small quiet cul-de-sac of just six homes
- Beautiful private southwest facing rear garden
- Council Tax Band - F
- Extended accommodation
- Three reception rooms
- Sought after South Wilmslow location off Knutsford Road
- EPC rating - E
- Freehold





The Location

Positioned off Stockton Road in a sought-after south Wilmslow location which is within a short walk of the town centre, popular local primary schools and Wilmslow High School as well as having nearby access to the A34.

The Grounds & Gardens

There is an beautiful, private, established and landscaped garden to the rear. In addition, there is excellent future potential to further extend the accommodation subject to consent.

A driveway to the front which provides off road parking and leads to an integral garage.

Important Information

Council Tax Band: F

EPC grade: E

Heating: Gas

Mains: Gas, Electric, Water

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

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

Mobile Coverage**: Outdoor mobile coverage with all main providers (EE, Three, O2, Vodafone) / Indoor coverage with Vodaphone.

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 6EY**

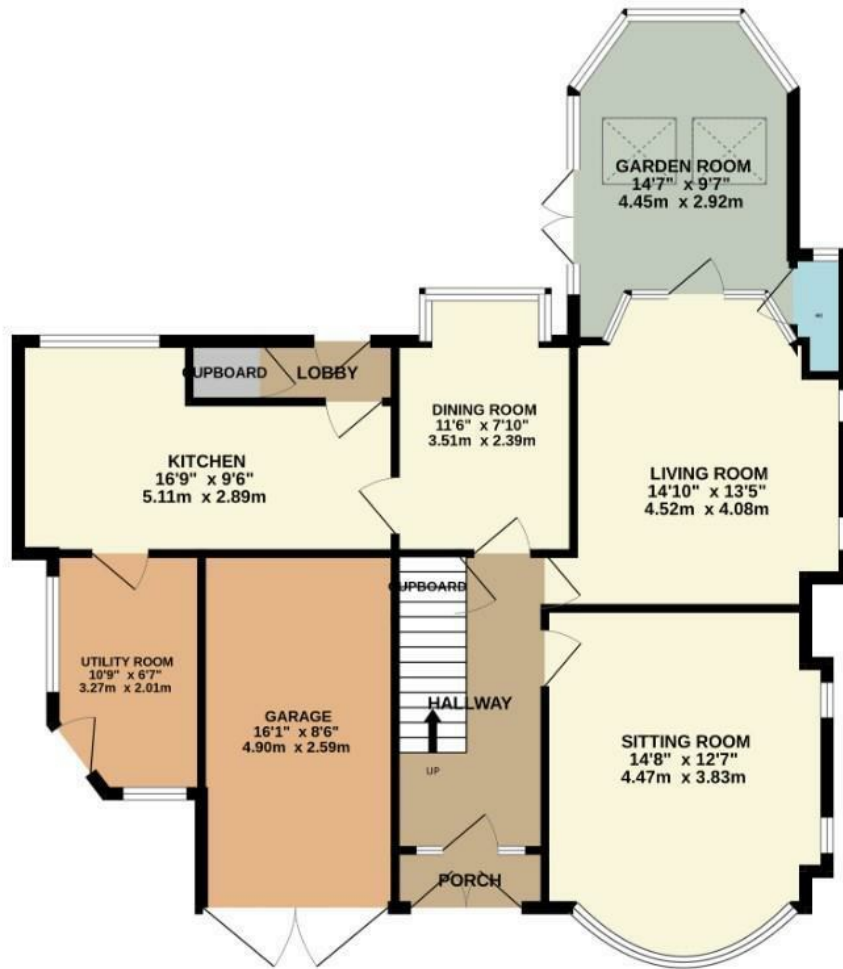
What 3 Words: **///once.spin.kept**

Council Tax Band: **F**

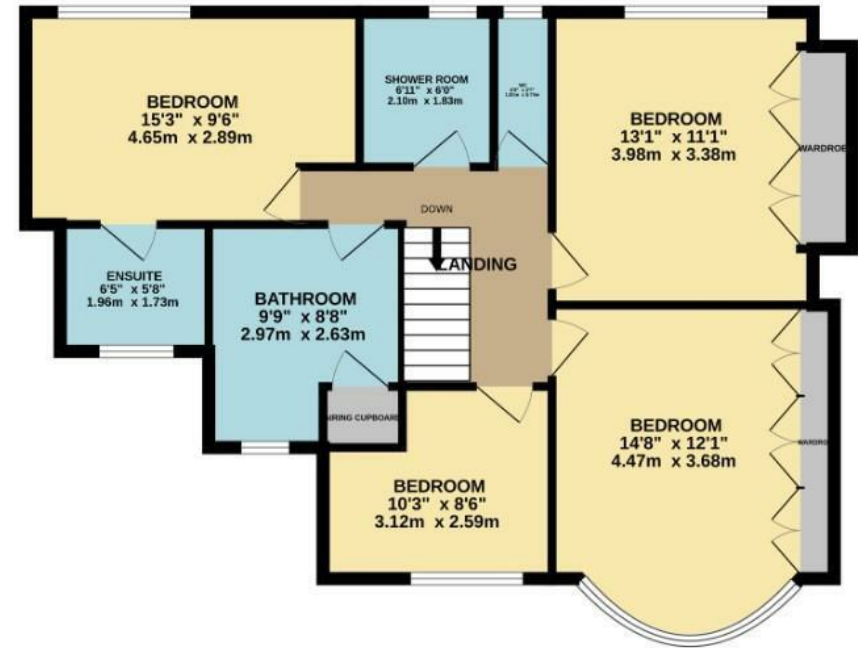
EPC Rating: **E**

Tenure: **Freehold**

GROUND FLOOR
1023 sq.ft. (95.0 sq.m.) approx.



1ST FLOOR
829 sq.ft. (77.1 sq.m.) approx.



TOTAL FLOOR AREA : 1853 sq.ft. (172.1 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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