

54 Park Road  
Wilmslow, SK9 5BT



*mosley jarman*



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£525,000

A well-presented, deceptively spacious and substantially extended three bedroom two bathroom Victorian mid terrace home.

The accommodation is arranged over three floors and includes a brick-built entrance porch (with cloaks hanging space), living room (with stone fire surround with hearth. Plantation blind/shutter and ceiling coving), dining room, kitchen (with tiled splash backs and fitted with modern Shaker style cupboards with Quartz work surfaces. Smeg range cooker, integrated appliances that include a dishwasher, washer dryer, wine fridge, fridge and freezer. Large roof light and French doors open to the rear garden). Landing (fitted wardrobes and stairs to second floor), two bedrooms (one with fitted wardrobes) and a shower room (fitted with modern white sanitary ware and a shower enclosure. Half timber panelled walls and extractor). The second floor reveals a landing, main bedroom (with Velux roof windows and fitted wardrobes) and a bathroom (fitted with modern white sanitary ware with shower fittings over the bath. Half timber panelled walls, part tiled walls, stone tiled floor, Velux roof window and an extractor).

Double glazing and gas fired central heating (run by a Worcester combination boiler).



- Well presented, deceptively spacious and substantially extended accommodation
- Three bedrooms and two bathrooms
- Central Wilmslow location
- EPC rating – TBC
- Freehold
- Accommodation over three floors
- Backing on to and with direct access on to the Carnival Fields
- Off road parking and a long westerly facing rear garden
- Council Tax Band – D



### The Location

The property is situated in a convenient central Wilmslow town centre location within a short walk of boutique shops, restaurants, Gorsey Bank Primary School and Wilmslow train station (with direct lines to Manchester and London).

### The Grounds & Gardens

The house backs on to and has direct gated access on to 'The Carnival Fields' and has a long private Westerly facing rear garden which is laid to Indian Stone paving with raised established borders. There is a large timber garden shed. A stone paved driveway to the front provides off road parking.

### Important Information

Council Tax Band: D

EPC grade: TBC

Heating: Gas

Mains: Gas, Electric, Water

Flood Risk<sup>\*\*</sup>: Very low risk of flooding from rivers & seas. Low 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 with EE likely, O2 & Vodafone limited).

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

Rights of Way & Restrictive Covenants: Neighbouring properties have right of way through rear garden for access (bins, window cleaning etc). Access is gated.

Accessibility: The kerb has been dropped to the front of the property. There is not step free access 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.

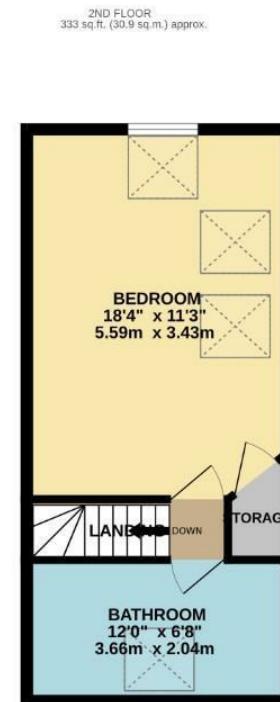
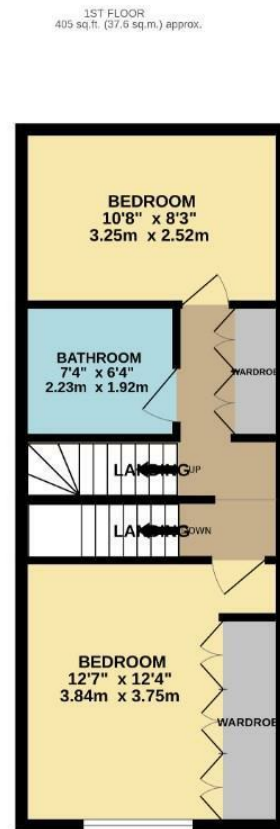
Postcode: **SK9 5BT**

What 3 Words: **///tight.went.paying**

Council Tax Band: **D**

EPC Rating: **C**

Tenure: **Freehold**



TOTAL FLOOR AREA: 1191 sq.ft. (110.6 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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