

30 Larchwood Drive

Wilmslow, SK9 2NU



mosley jarman



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£285,000

This three-bedroom end mews house which forms part of the ever popular Summerfields Estate.

The accommodation at ground floor level includes a hallway (with under stairs storage cupboard incorporating plumbing for a washing machine). There are three bedrooms (one with fitted wardrobes & one with doors which open to the rear garden). The bathroom is fitted with white sanitaryware with thermostatic shower fittings over the bath.

The first floor reveals a spacious open plan living area with dual aspect windows and plenty of space for lounging & dining. The kitchen is fitted with modern units with integrated appliances including an electric oven, gas hob and dishwasher. The property is double glazed and gas fired central heated (run by a combination boiler).



- Three bedroom end mews property
- Conveniently located close to A34 and local shops
- South facing rear garden
- Freehold property
- Driveway with parking for two cars
- Large open plan living/dining room
- No vendor chain
- Council Tax Band C



Location

The property is conveniently located close to the A34 by-pass for access to Manchester City Centre, the local and national motorway networks and Manchester Airport and is within walking distance of local shops.

.Wilmslow is an affluent town located in Cheshire and is one of the most sought after places to live in the UK after central London. Just 11 miles south of Manchester City Centre, Wilmslow has a population of approximately 30,326, lying between affluent Alderley Edge and Handforth, where approximately another 8,000 people reside.

Gardens & Grounds

The property benefits from a driveway to the front which provides off road parking for two cars. There is a southerly facing rear garden which feature a patio and is mainly laid to lawn.

Important Information

Council Tax Band: C

EPC grade: To be confirmed.

Heating: Gas

Mains: Gas, Electric, Water

Flood Risk*: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

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

Mobile Coverage**: Mobile coverage with O2 & Vodafone likely, EE & Three limited.

Parking: Off road parking to the front of the property. On street parking also available.

Rights of Way & Restrictive Covenants: To be confirmed.

Accessibility: To be confirmed.

Tenure: To be confirmed.

* 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 2NU**

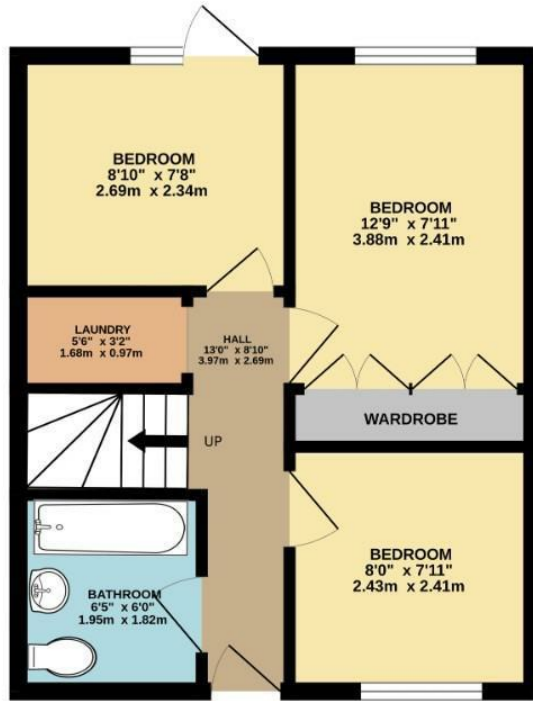
What 3 Words: **tones.splice.blame**

Council Tax Band: **C**

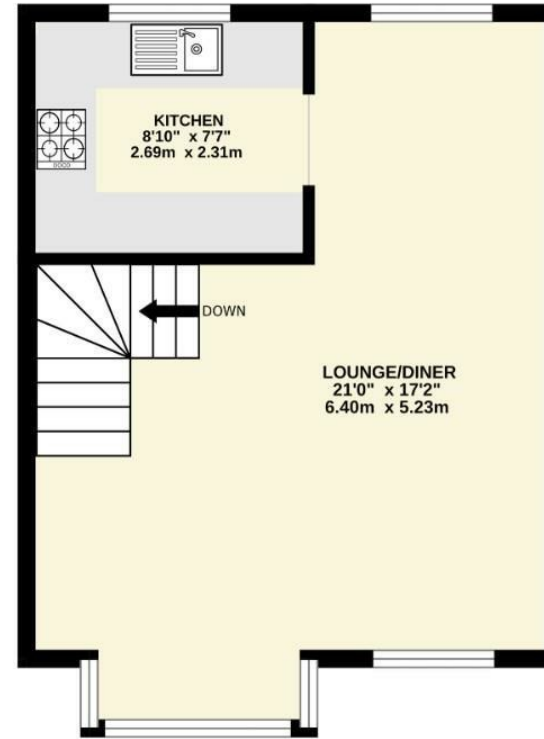
EPC Rating: **C**

Tenure: **Leasehold**

GROUND FLOOR
346 sq.ft. (32.2 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 724 sq.ft. (67.3 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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