

7 Grimshaw Close

Wilmslow, Cheshire, SK9 2TR



mosley jarman



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£500,000

An immaculately presented and spacious four-bedroom two bathroom (one en-suite) semi-detached home situated on a small cul-de-sac.

The property benefits from accommodation over three floors. The accommodation includes a hallway (with recessed storage cupboards), downstairs w.c, spacious living/dining room (with French patio doors leading to the rear garden), kitchen (fitted with white gloss modern units and Zanussi integrated appliances). The first floor reveals a landing, three bedrooms (one with fitted wardrobes) and a bathroom (tiled & fitted with Roca sanitaryware). The second-floor landing leads to a stunning large main bedroom suite (with vaulted ceiling and fitted furniture) and there is an adjoining en-suite shower room (tiled & fitted with Roca sanitaryware and large shower enclosure).



- Situated on a small cul-de-sac on the popular Heathfield Farm estate
- Walking distance of supermarkets and Wilmslow Academy
- Spacious living/dining room
- Four bedrooms (three double)
- Detached garage
- EV charger
- Off road parking
- Views over fields to the front



The Grounds & Gardens

The house enjoys a pleasant open view to the front over a field and there are mature Oak trees. A driveway to the front/side provides off road parking and leads to a garage with EV charger. There is a private enclosed rear garden with two Porcelain paved patio areas and a lawn.

The Location

Conveniently located within walking distance of local supermarkets and Wilmslow Academy as well as having nearby access to the A34 by-pass which provides links to the local motorway network and Manchester Airport. The property is situated on a small cul-de-sac that forms part of the popular 'Heathfield Farm' development built by Taylor Wimpey.

Important Information

Council Tax Band: E

EPC grade: B

Heating: Gas

Mains: Gas, Electric, Water

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

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

Mobile Coverage^{**}: Mobile coverage with Vodafone likely, O2 & EE limited).

Parking: Off road parking to the side of the property. EV charger (untethered).

Rights of Way & Restrictive Covenants: To be confirmed.

Accessibility: To be confirmed.

Tenure: Freehold

Estate Charge due to Scanlans Property Management Ltd. Estimated at £180 yearly per plot.

* 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.

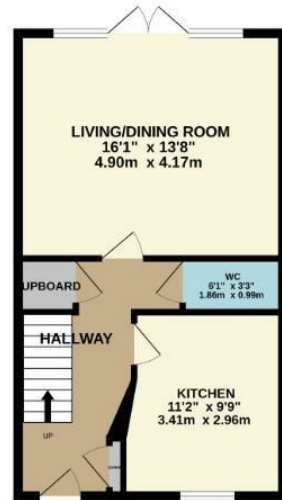
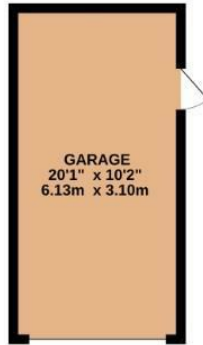
Postcode: **SK9 2TR**

What 3 Words: **///soaks.arts.items**

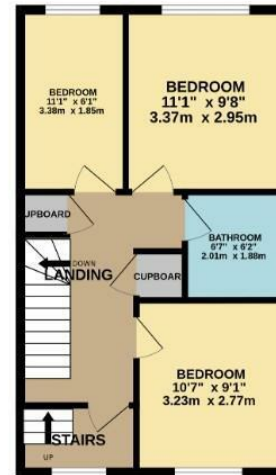
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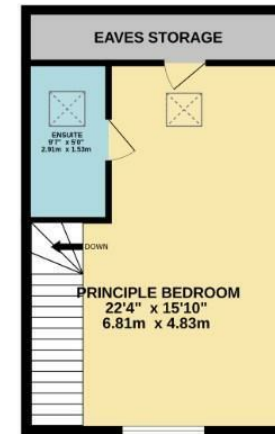
Tenure: **Freehold**



GROUND FLOOR
655 sq.ft. (60.9 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



2ND FLOOR
411 sq.ft. (38.2 sq.m.) approx.

TOTAL FLOOR AREA: 1518 sq.ft. (141.1 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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