

# 3 Buckingham Road

Wilmslow, SK9 5JU



FOR SALE  
mosley jarman  
01625 444699  
www.mj.com.uk

mosley jarman

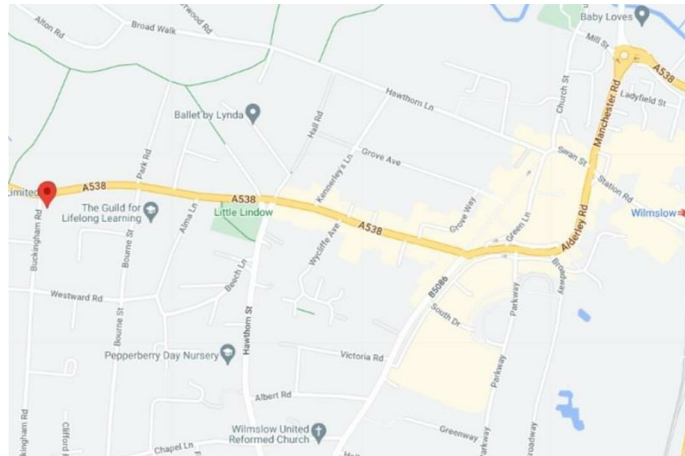




## 3 Buckingham Road, Wilmslow, SK9 5JU

£399,950

A traditional three bedroom bay fronted semi-detached home. The accommodation includes a hall, spacious living room, breakfast kitchen, downstairs bathroom/w.c, utility and there is an attached-out house. The first floor reveals a (with loft access hatch) , three bedrooms (one with en-suite shower room and another with w.c). Double glazed and gas fired central heating. The house requires modernisation, there is superb potential for a buyer to refurbish and extend the house to their own specification (subject to consent). No vendor chain.



- Traditional bay fronted semi detached home
- Close to the town centre, train station and sought after primary schools
- Potential to refurbish and extend (subject to consent)
- Council Tax Band D
- Freehold
- Popular location in a central town centre location
- Double glazed and gas fired central heating
- No vendor chain
- EPC – TBC

### The Grounds & Gardens

There is a driveway to the front which provides off road parking and there is a good-sized garden to the rear.

### The Location

The property is situated in a popular central location within a short walk of the town centre and the train station as well as sought after local primary schools.

### Important information

- Ultrafast Full Fibre Broadband available at the

property\*.

- Mobile coverage at the property available with all main providers\*.

\* Information provided by Openreach and 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 5JU**

What 3 Words:

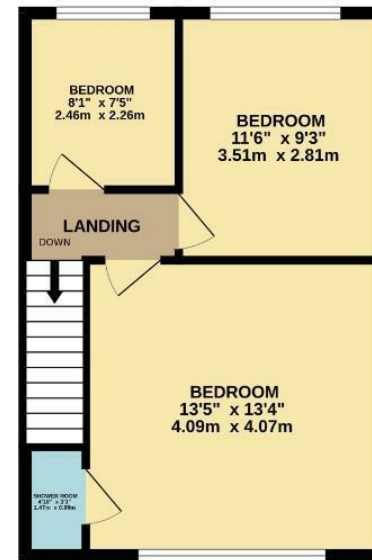
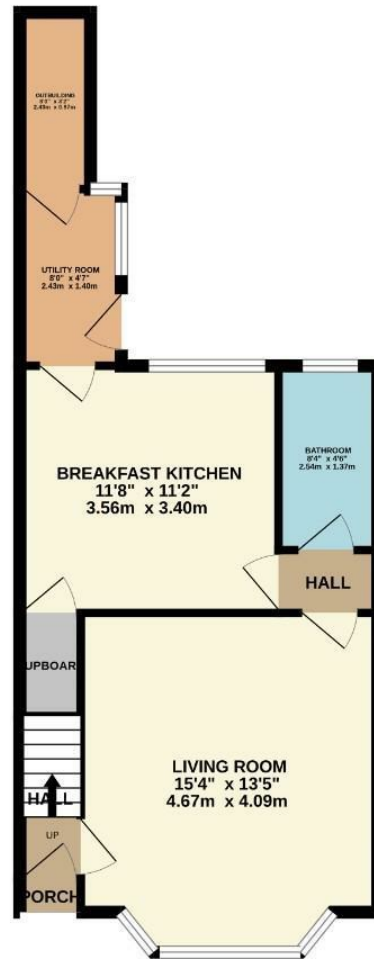
Council Tax Band: **D**

EPC Rating: **E**

Tenure: **Freehold**

GROUND FLOOR  
476 sq.ft. (44.2 sq.m.) approx.

1ST FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA: 873 sq.ft. (81.1 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.  
Made with Metropac ©2024

44 Alderley Road, Wilmslow, Cheshire, SK9 1NY

Email: [wilmslow@mosleyjarman.co.uk](mailto:wilmslow@mosleyjarman.co.uk)

T: 01625 444899  
[www.mosleyjarman.co.uk](http://www.mosleyjarman.co.uk)

*mosley jarman*

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.