

# 1 Rostherne Road

Wilmslow, Cheshire, SK9 6JE



*mosley jarman*



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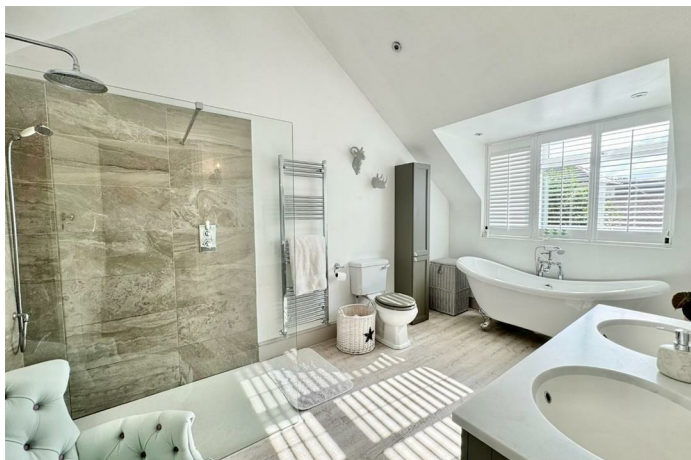
£860,000

An attractive double fronted four-bedroom two-bathroom (one en-suite) 1930's detached family home with extended and modern accommodation.

A block paved in/out driveway to the front which provides off road parking for several cars as well as leading to an attached garage. The ground floor accommodation benefits from Oak flooring and includes an entrance hall, downstairs w.c/cloak room, large living room (with a Morso multi fuel burning stove and dual aspect), a stunning family/living kitchen (which provides an ideal space for family living and entertaining with ample room for cooking, dining, and lounging. The kitchen area is fitted with bespoke hand painted units, wooden block worksurfaces and a Belfast style sink. The kitchen includes an impressive four oven AGA, an integrated dishwasher and an American style fridge freezer) and a study (with dual aspect windows and fitted furniture). The first floor reveals an impressive galleried landing which provides access to the main bedroom which benefits from a luxurious en-suite bathroom (with a vaulted ceiling, free standing bath, large walk-in shower and twin wash hand basins), three further bedrooms and a main family bathroom (fitted with Duravit sanitary ware which includes a bath and a separate shower enclosure). Double glazed and gas fired central heating.



- An attractive double fronted 1930's detached family home
- Extended and refurbished accommodation
- Four bedrooms and two bathrooms
- Stunning living kitchen ideal for entertaining/family living
- Main bedroom suite with a luxurious en-suite bathroom
- Block paved drive in/out driveway and garage
- South west facing private and established garden
- EPC rating - C
- Freehold
- Council Tax Band - F



### The Location

Positioned within a quiet cul-de-sac off Knutsford Road in a sought-after south Wilmslow location which is within a short walk of the town centre and popular local primary schools which include Ashdene and St Anne's Fulshaw schools.

### The Grounds & Gardens

There is an attractive, private, established and southwest facing garden to the rear which is laid mainly to lawn with a paved patio area. There are raised flower bed borders and mature tree, plant and shrub borders.

### Important Information

Council Tax Band: F

EPC grade: C

Heating: Gas

Mains: Gas, Electric, Water

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

Broadband\*\*: Standard Broadband available at the property.

Mobile Coverage\*\*: Mobile coverage with O2 & Vodafone likely).

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 6JE**

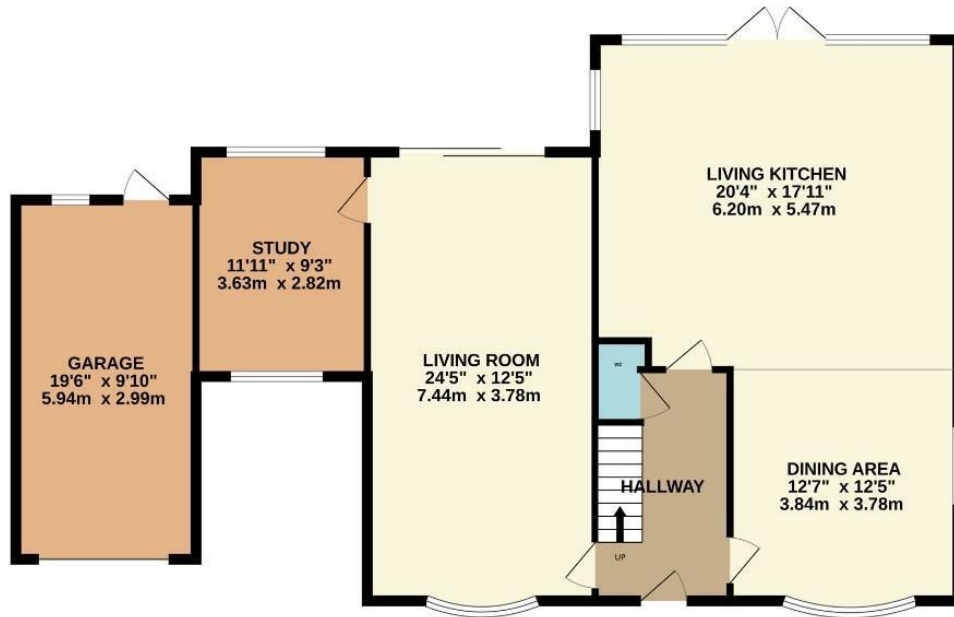
What 3 Words: **///salsa.chef.sling**

Council Tax Band: **F**

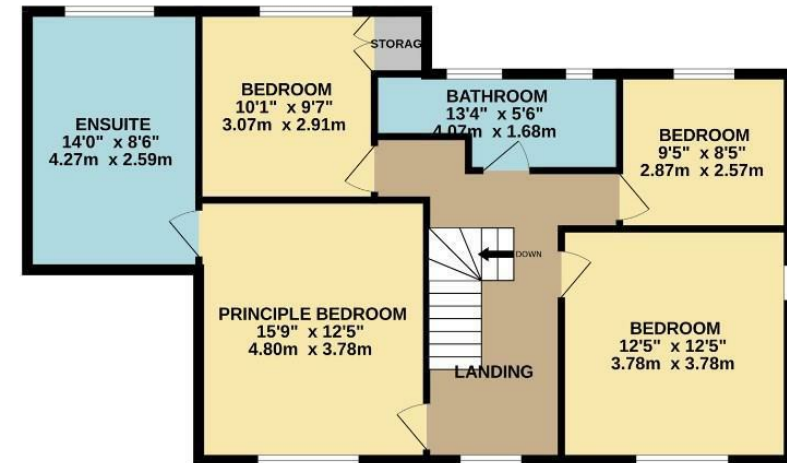
EPC Rating: **C**

Tenure: **Freehold**

GROUND FLOOR  
1215 sq.ft. (112.9 sq.m.) approx.



1ST FLOOR  
848 sq.ft. (78.8 sq.m.) approx.



TOTAL FLOOR AREA : 2063 sq.ft. (191.7 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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