

8 Hunters Mews

Wilmslow, SK9 2AR



mosley jarman



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£950,000

A spacious five-bedroom two bathroom (one en-suite) detached family home built of attractive 'Cheshire Brick' and rendered elevations.

A paved driveway to the front which provides off road parking and leads to an integral double garage (with electric door). The accommodation includes an entrance hall (with double height ceiling), cloak room (with built in cloaks/shoe storage) leading to a downstairs w.c, large living room (with electric fire with limestone surround and hearth. French double doors open to the rear garden), dining room, sitting room, dining kitchen (re-fitted with modern units, deep pan drawers, Granite work surfaces and integrated Neff and Miele integrated appliances that include an electric oven, combination microwave oven, warming drawer, gas hob, extractor, dishwasher, fridge and freezer) and a utility room (fitted with a butler style sink and there is space and plumbing for a washing machine and tumble dryer). The first-floor landing (with a recessed linen cupboard and loft access) provides access to a main bedroom suite (with fitted wardrobes with matching furniture) with en-suite shower room (with tiled floor and re-fitted with modern white sanitary ware and a walk in shower with glass screen and Grohe thermostatic shower fittings), three further double bedrooms (all with fitted wardrobes and matching furniture), study/fifth bedroom (fitted with office furniture) and a main bathroom (tiled and fitted with white sanitary ware that includes a shaped bath (with glass screen and Mira Excel shower fittings over), twin wash hand basins and a ladder radiator.

Double glazed and gas fired central heating run by a Worcester Boiler.

In addition, there is excellent future potential to further extend the accommodation to the ground floor subject to consent.



- Spacious detached family home
- Attractive Cheshire Brick and part rendered elevations
- Five bedrooms and two bathrooms (one en-suite)
- Three reception rooms and a re-fitted dining kitchen
- Cloak room, downstairs w.c and utility room
- Driveway and integral double garage
- Large rear garden with potential to extend subject to consent
- EPC rating – TBC
- Freehold
- Council Tax Band - G



The Location

Forming part of a small exclusive cul-de-sac in a highly convenient central Wilmslow location close to Wilmslow Train Station and within a short walk of the town centre as well as having nearby access to the A34 and Wilmslow High School.

The Grounds & Gardens

The house stands within a good-sized private plot with established gardens to the front and rear. The rear garden is laid mainly to lawn with two paved patio areas and timber fence and hedge boundaries.

Important Information

Council Tax Band: G

EPC grade: To be confirmed.

Heating: Gas

Mains: Gas, Electric, Water

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

flooding.

Broadband**: Superfast Broadband available at the property. FTTC/Fibre To The Cabinet.

Mobile Coverage**: Mobile coverage with EE likely.

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

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 2AR**

What 3 Words: **film.robe.bend**

Council Tax Band: **G**

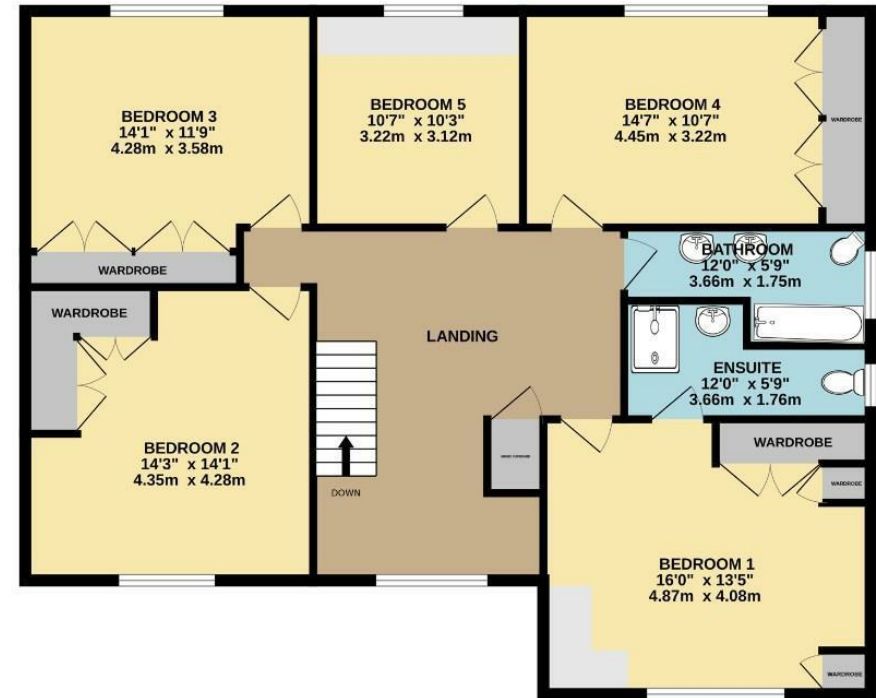
EPC Rating: **D**

Tenure: **Freehold**

GROUND FLOOR
1278 sq.ft. (118.7 sq.m.) approx.



1ST FLOOR
1232 sq.ft. (114.4 sq.m.) approx.



TOTAL FLOOR AREA : 2510 sq.ft. (233.2 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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44 Alderley Road, Wilmslow, Cheshire, SK9 1NY

Email: wilmslow@mosleyjarman.co.uk

T: 01625 444899
www.mosleyjarman.co.uk

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