

8 Gatcombe Mews

Wilmslow, Cheshire, SK9 5QW



mosley jarman



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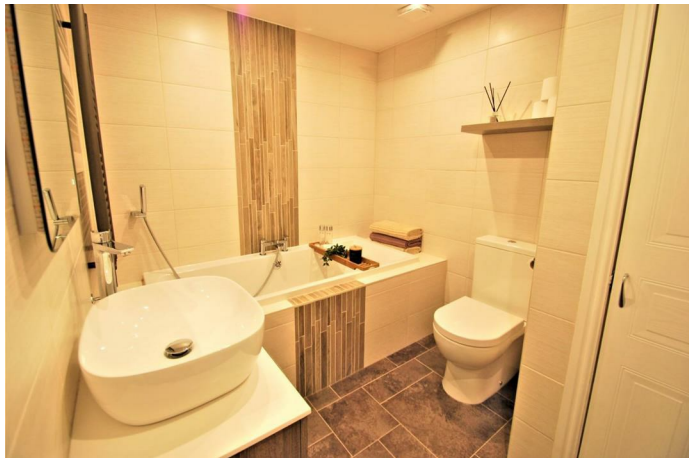
£425,000

An extremely stylishly presented refurbished and spacious three bedroom two bathroom (one en-suite) town house.

Built of attractive 'Cheshire Brick' elevations there is accommodation arranged over three floors that includes a hall, integral garage (with light, power and electric door), utility room (with sink and space for a washing machine and tumble dryer), main bedroom (with mirror front sliding wardrobes to one wall and sliding patio door providing access to the rear garden) with en-suite shower room re-fitted with modern white sanitary ware and a glass shower enclosure with thermostatic fittings within. The first floor reveals a dining kitchen re-modelled with contemporary styled units with copper style handles, polished concrete style work surfaces and integrated appliances (fridge, freezer, dishwasher, electric oven and induction hob). There is a breakfast bar providing space for informal dining. Two further bedrooms and a bathroom with white sanitary ware and modern tiling. Airing cupboard, Ladder radiator, LED down lighting and a wall mirror with touch control lighting. The second floor provides a magnificent living room with an impressive vaulted ceiling with timber beams. There is a home office area, a large Velux roof window and sliding patio doors opening to a Juliet balcony. There is also eaves storage. The property benefits from double glazing, iMist sprinkler system & gas fired central heating (run by a Gloworm boiler). No vendor chain.



- Stylishly presented and refurbished accommodation
- Quiet yet central Wilmslow Town Centre location
- Re-modelled dining kitchen with contemporary units, concrete style work surfaces, copper style handles and integrated appliances
- Low maintenance and enclosed rear garden
- Three bedrooms and two bathrooms (one en-suite)
- Short walk away from the shops and the train station
- Stunning living room (with home office area, vaulted ceiling and exposed wooden beams)



The Location

The property forms part of the popular 'Boleyn Park' development which is conveniently located in a central yet quiet town centre position within a short walk of the town centre, the train station and many local amenities.

The Grounds & Gardens

There is off road parking to the front and an enclosed low maintenance garden to the rear which is mainly laid to paving with a small lawn and gate access to the rear (for bins and window cleaning access).

Important Information

Council Tax Band: E

EPC grade: C

Heating: Gas

Mains: Gas, Electric, Water

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

flooding.

Broadband**: Neighbouring properties have Fibre broadband fitted.

Mobile Coverage**: Mobile coverage with EE & Vodafone available.

Parking: Off road parking to the front of the property. Further permit parking available.

Rights of Way & Restrictive Covenants: To be confirmed.

Accessibility: To be confirmed.

Tenure: Leasehold. 999 years from 1/1/1982. Ground rent is £32.50 payable twice per annum. The vendor has been given the option to purchase the freehold for circa £2000.

* 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.

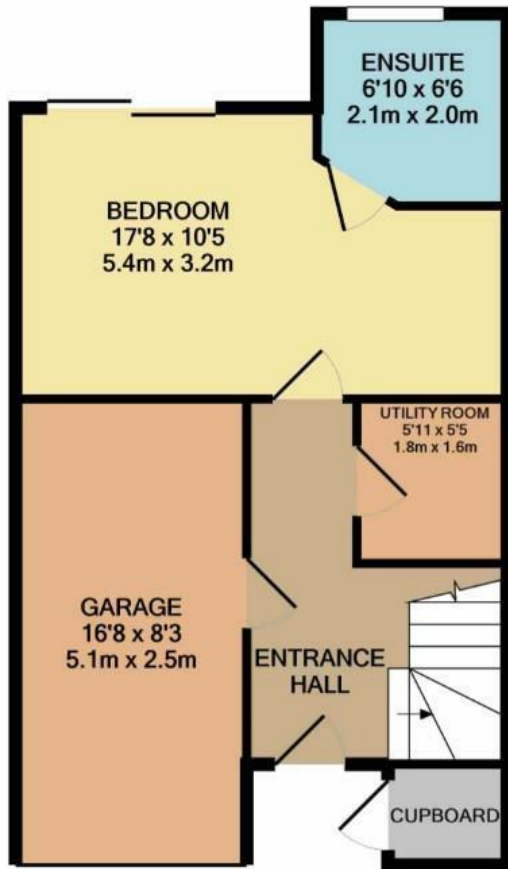
Postcode: **SK9 5QW**

What 3 Words: **skip.plug.lush**

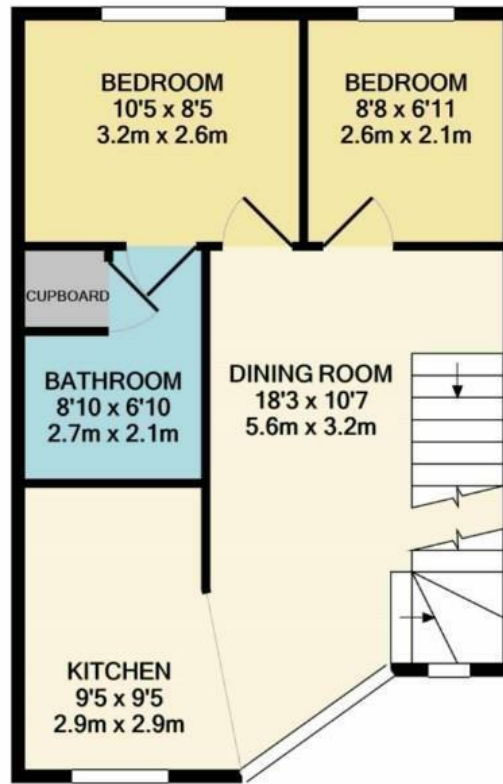
Council Tax Band: **C**

EPC Rating: **C**

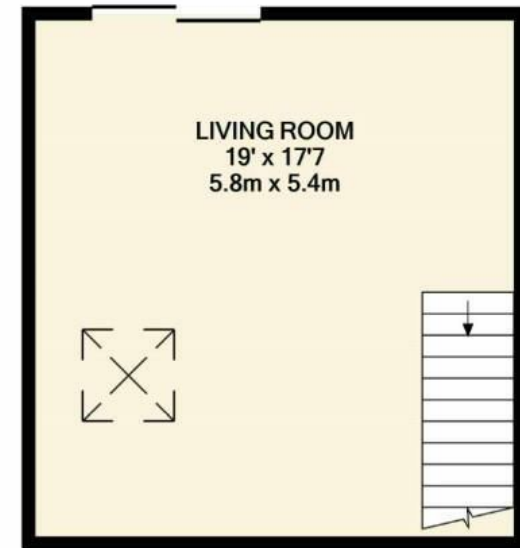
Tenure: **Leasehold**



GROUND FLOOR
APPROX. FLOOR
AREA 483 SQ.FT.
(44.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 456 SQ.FT.
(42.3 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 335 SQ.FT.
(31.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1273 SQ.FT. (118.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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