

4 Cedarway

Fulshaw Park, Wilmslow, SK9 1QJ



mosley jarman



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£775,000

An immaculately presented and extended four-bedroom two bathroom (one en-suite) detached family home. The accommodation includes a good-sized hall, downstairs w.c, spacious living room (18'9 x 11'9 with dual aspect and inset living flame gas fire), sitting room/children's lounge (16'8 x 10'3), dining room, breakfast kitchen (fitted with modern units and Quartz work surfaces. Integrated appliances that include an electric Siemens double oven and five ring gas hob. Space and plumbing for a dishwasher and there is a large utility cupboard with space and plumbing for a washing machine, tumble dryer and a fridge freezer). Landing (with loft access which is partially boarded and fitted ladder), main bedroom (with fitted wardrobes) with luxurious en-suite shower room (re-fitted with white sanitary ware and a large glass shower enclosure with Grohe thermostatic fittings within), three further bedrooms (two of which are doubles), bathroom (with Grohe thermostatic shower fittings over the bath) and a separate W.C. Double glazed, gas fired central heating (run by a Vaillant condensing boiler) and there is an alarm system installed. Freehold.



- Immaculately presented and extended accommodation
- Quiet, small, cul-de-sac
- Nearby access to the A34 and walking distance of the town centre and train station
- Double glazed and gas fired centrally heated
- Attractive well tended gardens to the front, side and rear
- Four bedrooms and two bathrooms (one en-suite)
- Sought after Fulshaw Park location
- Three reception rooms
- Driveway for numerous cars and double garage (17'8 x 16'4)
- EPC rating D



The Location

The property is situated in a small quiet cul-de-sac in the sought after 'Fulshaw Park' area of south Wilmslow. Conveniently located within walking distance of the town centre, Ashdene Primary School and Wilmslow High School.

The Grounds & Gardens

A driveway to the front provides off road parking for numerous cars and leads to a double garage (17'8 x 16'4 with electric door). There are attractive private well-tended gardens to the front, side and rear which are laid mainly to lawn and there is an Indian Stone paved patio. The property benefits from a private position on the cul-de-sac and is not overlooked at the front or rear.

Important Information

Council Tax Band: F

EPC grade: D

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 Fibre Broadband available at the property. (FTTC/Fibre To The Cabinet).

Mobile Coverage***: Mobile coverage with O2 & Vodafone likely. The vendor is currently with EE and has coverage at the property.

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

Rights of Way & Restrictive Covenants: None applicable.

Accessibility: The pavement has been dropped to the front of the property.

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.

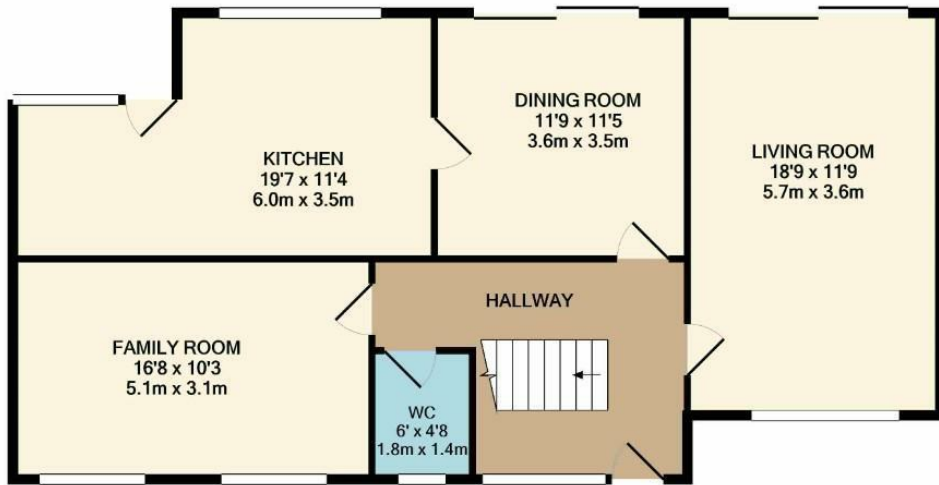
Postcode: **SK9 1QJ**

What 3 Words: **///crazy.blame.puff**

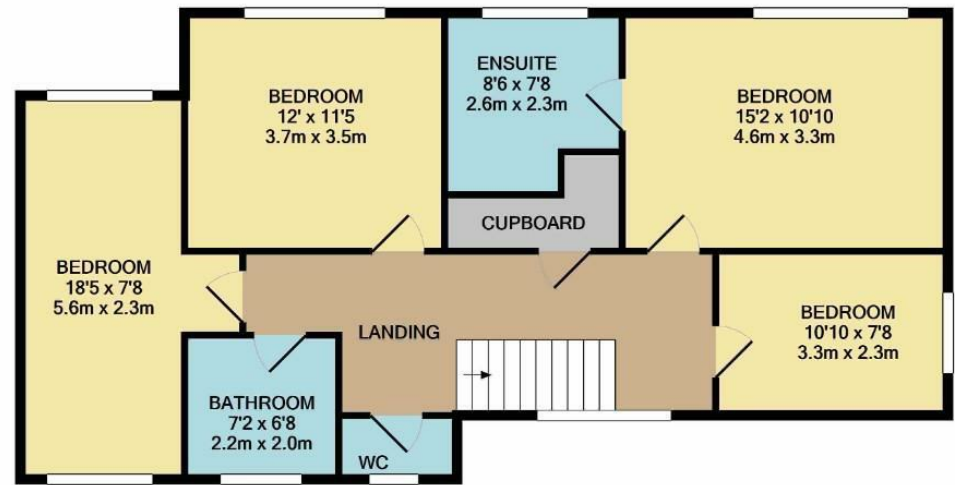
Council Tax Band: **F**

EPC Rating: **D**

Tenure: **Freehold**



GROUND FLOOR
APPROX. FLOOR
AREA 869 SQ.FT.
(80.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 838 SQ.FT.
(77.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1708 SQ.FT. (158.6 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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