

5 Chatsworth Road

Wilmslow, Cheshire, SK9 6EE



mosley jarman





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£400,000

This three bedroom semi detached property comprises of an entrance porch (with understairs cupboard) leading into the hallway. The well proportioned living/dining room benefits from dual aspect windows & a feature fireplace with living flame gas fire. The galley style kitchen is fitted with traditional cabinets & an integrated oven, hob & extractor fan & has undercounter space for white goods.

Stairs ascend to the first floor landing where there are three good size bedrooms (two double bedrooms & one single bedroom). The bedrooms share access a generous shower room with glass shower enclosure & vanity sink (off the landing is a large recessed cupboard). The property also benefits from a large loft room which has heating heating & windows to the side elevation. The property is fully double glazed & heated from a combination boiler.

The property offers tremendous scope & potential to extend/develop to the side elevation (previous planning application has now lapsed).



- Three bedroom semi detached property
- Popular south Wilmslow location close to Ashdene Primary School
- West facing private rear garden
- Tremendous potential to extend/ develop
- Quiet cul-de-sac location
- Leasehold



Location

The property is situated on a quiet cul-de-sac in the sought after South Wilmslow location, within close proximity to Ashdene Primary School and walking distance to Wilmslow town centre & the train station. Wilmslow train station offers a 1 hour 51 minute service to London Euston & a 19 minute service to Manchester Piccadilly). Wilmslow is an affluent town located in Cheshire and is one of the most sought after places to live in the UK. Just 11 miles south of Manchester City Centre, Wilmslow has a population of approximately 30,326, lying between affluent Alderley Edge and Handforth, where approximately another 8,000 people reside.

Gardens & Grounds

The property has grounds on three sides. The rear garden is west facing, private, enclosed & mainly laid to lawn and there is the added benefit of a patio off the kitchen providing the ideal spot for alfresco dining.

To the front of the property there is a paved driveway which provides parking for several vehicles. To the side of the property there is a single detached garage. This area offers tremendous scope and potential to extend the property further subject to local planning approval.

Important Information

Council Tax Band: C

EPC grade: TBC

Heating: Gas

Mains: Gas, Electric, Water

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

Broadband^{**}: Superfast Fibre Broadband available at the property. (FTTC/Fibre To The Cabinet).

Mobile Coverage^{**}: Mobile coverage with EE likely, Three, O2, Vodafone limited).

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

Rights of Way & Restrictive Covenants: To be confirmed.

Accessibility: To be confirmed.

Tenure: Leasehold - 999 years from 1st November 1960. Ground rent: £5 every 6 months

* 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 6EE**

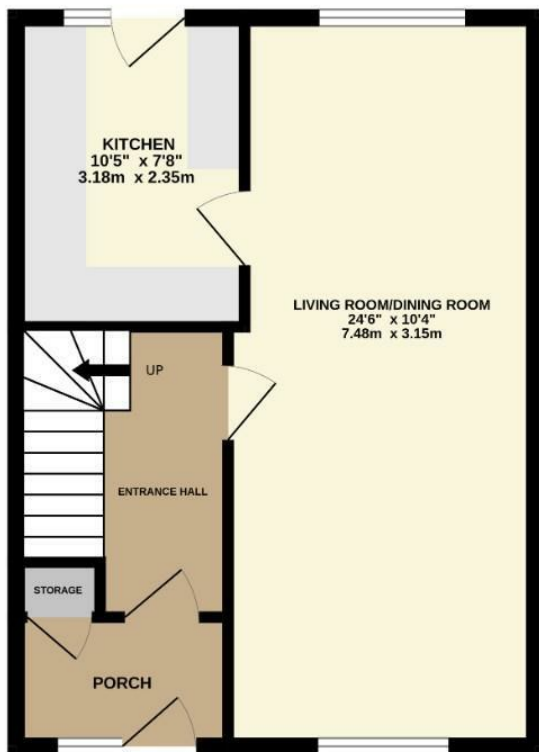
What 3 Words: **counters.flash.loafing**

Council Tax Band: **C**

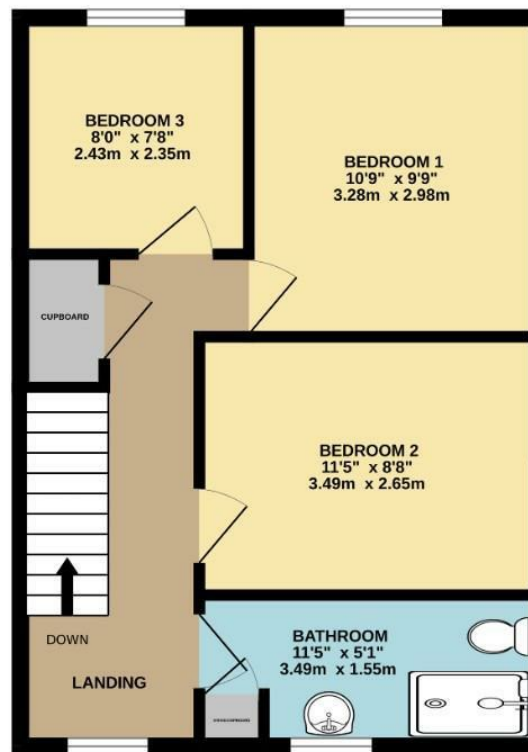
EPC Rating: **D**

Tenure: **Leasehold**

GROUND FLOOR
429 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 858 sq.ft. (79.7 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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