

33 Kings Road

Wilmslow, SK9 5PZ



mosley jarman



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£650,000

An attractive and well-presented 1950's three-bedroom detached family home.

The accommodation includes a spacious entrance porch/cloak room, hallway (with understairs cupboard), downstairs w.c, dining room, living room (with dual aspect window and French doors leading to the rear garden, open fire with tiled surround) and kitchen (with space and plumbing for washing machine, space for oven & fridge freezer).

The first-floor landing provides access to three bedrooms (two of which are doubles with fitted wardrobes), a bathroom (tiled, with walk in shower enclosure, airing cupboard) and a separate w.c.

The property has excellent potential for future development and extension subject to relevant planning permissions.



- Situated in the sought after 'Pownall Park' area
- Close to popular schools including Gorsey Bank Primary School & Pownall Hall
- Excellent potential for extension subject to relevant planning permissions
- No vendor chain
- Within a short walk of the town centre, train station and Carrs Park
- Bright, airy accommodation throughout
- Beautiful, private South East facing rear garden



The Grounds & Gardens

To the front of the property, there is a lawned garden with shrubs and a paved driveway providing off road parking and leading to an attached garage (with light & power).

There is a beautiful, large, private, established South East facing garden to the rear which is not overlooked.

The Location

The property forms part of the highly sought after Pownall Park development, conveniently located within a short walk of the town centre, Carrs Park, Wilmslow Train Station, Wilmslow Rugby Club and sought after schools including Gorsey Bank Primary School and Pownall Hall.

Important Information

Council Tax Band: E

EPC grade: E

Heating: Gas central heating & wood burning stove

Mains: Gas, Electric, Water

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

Broadband**: Ultrafast Full Fibre Broadband available at the property. (FTTP/Fibre To 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: N.A

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

Tenure: Freehold.

*Please note that the garage was underpinned in 1985. There have been no further issues since and we hold a copy of the Certificate of Structural Adequacy on file.

* 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 5PZ**

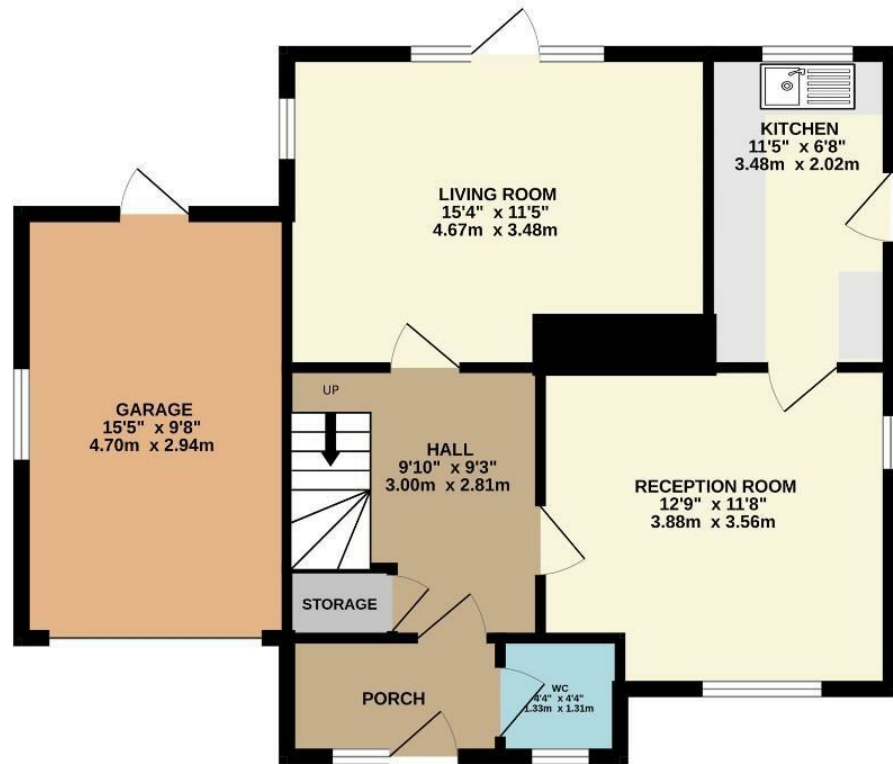
What 3 Words: **pouch.tidy.jams**

Council Tax Band: **E**

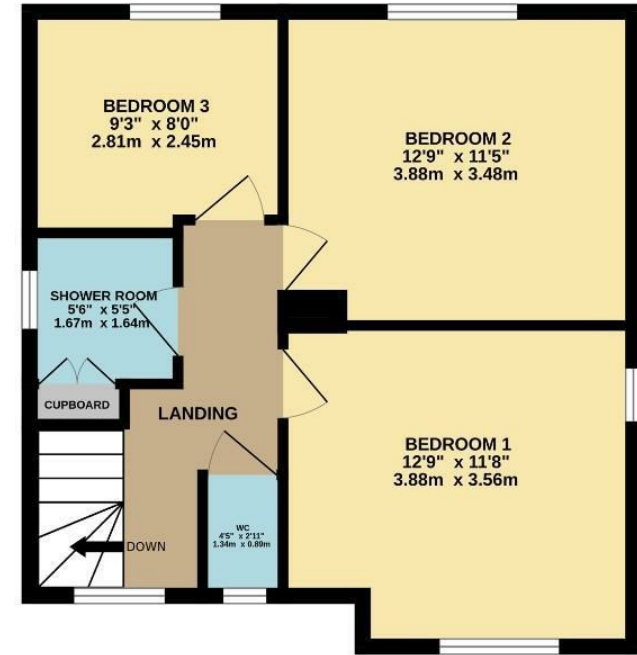
EPC Rating: **E**

Tenure: **Freehold**

GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.



1ST FLOOR
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 1157 sq.ft. (107.5 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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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.