

# 9 Stanneylands Drive

Wilmslow, Cheshire, SK9 4EU



*mosley jarman*





## 9 Stanneylands Drive, Wilmslow, Cheshire, SK9 4EU

**£550,000**

A recently modernised, spacious three bedroom detached bungalow with generous proportions & ceiling heights.

The accommodation includes an 'L' shaped entrance hall, a generous sized living room with bay window with electric fire & art deco style fire surround, next to which is a stunning dining kitchen, fitted with newly installed contemporary shaker style cabinets, matt black fitments, (including integrated oven, ceramic hob, extractor fan, fridge/ freezer & dishwasher). The peninsula island incorporates feature pendant lighting & a breakfast bar, perfect for casual dining. Off the kitchen is a newly appointed utility room/ laundry room with space/plumbing for a washing machine & tumble dryer.

The bungalow benefits from a spacious conservatory which wraps around the property. The property boasts three bedrooms (two double & one single bedroom) & features a newly appointed walk-in shower room with porcelain tiles, contemporary glass shower screen, complemented by white sanitary ware, chrome fitments & backlit mirrored cabinets.

The property is fully double glazed & gas fired central heating (run by a recently fitted Vailant combination central heating boiler). Potential for an extension subject to consent. There is no vendor chain involved.

- Recently updated spacious three bedroom detached true bungalow
- Large living room with bay window
- Newly installed contemporary dining kitchen
- 28' conservatory
- Large utility room
- Brick paved driveway and integral garage
- South facing rear garden
- EPC rating - D
- Council Tax Band - E
- Freehold - £13 Rent charge





#### Location

Situated on part of the Stanneylands Drive that has no through traffic. in this popular and convenient location with nearby access to Wilmslow town centre, the A555 by-pass and open countryside. walks

#### Gardens & Grounds

A brick paved driveway to the front provides off road parking and leads to an integral providing useful storage There is a low level brick wall with iron railings over. There is a south facing rear garden with brick paved patio, lawn and flower bed borders.

#### Important Information

Council Tax Band: E

EPC grade: D

Heating: Gas (radiators).

Mains: Gas, electric, water, sewage.

Flood Risk\*: Very low risk of surface flooding, very low risk of flooding from rivers and the sea, other flood risks are unlikely.

Broadband\*\*: Ultrafast Full Fibre Broadband available at the property. (FTTP/Fibre To The Cabinet).

Mobile Coverage\*\*: Mobile coverage indoor and outdoor with EE, O2 and Vodafone. Mobile coverage with Three is available outdoor but is not available indoor.

Parking: Private driveway and integral garage.

Accessibility: There is not step free access to the front and rear of the property.

Tenure: Freehold with a chief rent of £13 per annum.

\* 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 4EU**

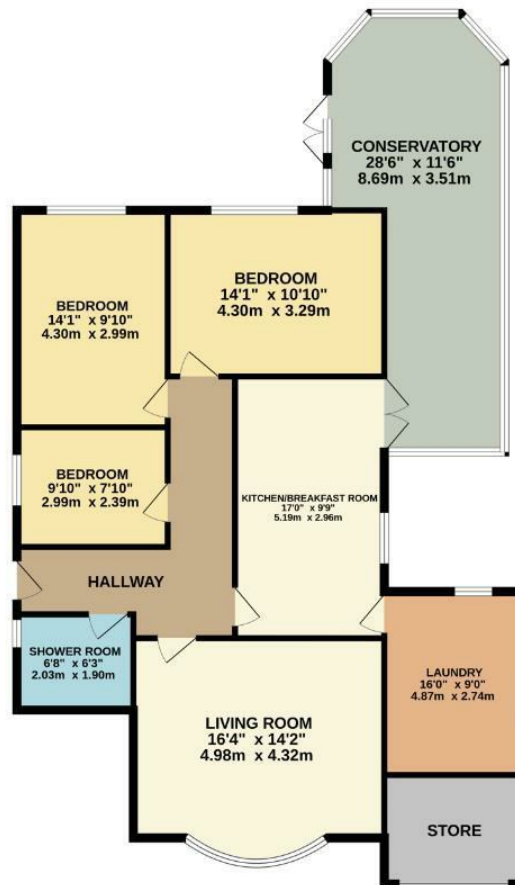
What 3 Words: **tame.brass.mercy**

Council Tax Band: **E**

EPC Rating: **D**

Tenure: **Freehold**

GROUND FLOOR  
1361 sq.ft. (126.4 sq.m.) approx.



TOTAL FLOOR AREA: 1361 sq.ft. (126.4 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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