

5 Hawthorn Grove

Wilmslow, SK9 5DE



mosley jarman



5 Hawthorn Grove, Wilmslow, SK9 5DE

Offers Over £675,000

An extended three-bedroom period bay fronted semi-detached home with superb potential to further extend, remodel and refurbish the existing accommodation.

The house retains beautiful original features and character throughout. The accommodation includes an entrance hall, living room, dining room, breakfast kitchen, rear hall, and a downstairs shower room. The first-floor accommodation includes a landing, spacious main bedroom, two further bedrooms and a bathroom. In addition, there is a converted cellar as well as a useful loft room which offers the potential to be converted into a fourth bedroom subject to consent.



- Attractive period bay fronted semi-detached home
- Superb potential for re-development
- Driveway, detached garage and south facing rear garden
- Freehold
- No vendor chain
- Period features and character
- Converted cellar and loft room
- EPC rating – E
- Council Tax Band – F



The Grounds & Gardens

A driveway to the front provides off road parking and leads to a detached garage to the side. There is a beautiful private established south facing garden to the rear.

The Location

Situated within the sought after Hawthorn Lane area in a quiet cul-de-sac which is conveniently located within a short walk of Wilmslow town centre and the train station as well as having nearby access to 'The Carrs'.

Important Information

Council Tax Band: F

EPC grade: E

Heating: Gas

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 most main providers likely.

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

Rights of Way & Restrictive Covenants: To be confirmed.

Accessibility: To be confirmed.

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 5DE**

What 3 Words:

Council Tax Band: **F**

EPC Rating: **E**

Tenure: **Freehold**



TOTAL FLOOR AREA : 2165 sq.ft. (201.1 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.

Made with Metropix ©2024

44 Alderley Road, Wilmslow, Cheshire, SK9 1NY

Email: wilmslow@mosleyjarman.co.uk

T: 01625 444899
www.mosleyjarman.co.uk

mosley jarman

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.