

18 Davehall Avenue

Wilmslow, SK9 5NE



mosley jarman



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£550,000

Video Tour Available- This beautifully presented and extended three-bedroom, two bathroom bay-fronted semi-detached family home is located in a peaceful cul-de-sac in the highly sought-after south Wilmslow area. The property is ideally positioned within the catchment area for popular primary schools and is just a short stroll from Wilmslow Town Centre, the train station, and Lindow Common. Featuring UPVC double glazing, gas central heating, off-road parking, and a spacious, well-established garden, this home offers both comfort and convenience. The accommodation comprises a porch and hallway with LVT flooring and a built-in cupboard. The sitting room boasts LVT flooring, a front-facing bay window with plantation shutters, and a welcoming atmosphere. The open-plan kitchen, living, and dining area includes a newly created media wall and French doors opening onto the garden. The kitchen is fitted with sleek white gloss cupboards and granite worktops, along with space for a fridge-freezer, a freestanding gas hob, an electric oven, and a sink with a mixer tap. A rear window and a door provide access to the garden, and there's space for an additional dining table. A door leads from the kitchen to the utility room and downstairs bathroom. The utility room is equipped with space for a washing machine, dryer, and sink basin, along with additional cupboards and laminate flooring. A side window offers natural light. The downstairs bathroom is fully tiled and features a standing shower, WC, sink, towel rail, and a side window. The first floor comprises a landing, a master bedroom with fitted wardrobes and a bay window, two additional bedrooms, and a family bathroom. The contemporary bathroom includes a three-piece suite and a separate shower enclosure.

- Extended three bedroom family home
- Located in a peaceful cul-de-sac
- Highly sought-after south Wilmslow area
- Catchment area for popular primary schools
- Extremely well presented throughout
- Two bathrooms
- Utility room and study
- Off road parking
- Well established gardens
- EPC Rating C



The Grounds & Gardens

At the front of the property, there is a spacious driveway offering off-road parking, along with a front garden predominantly featuring a lush lawn. The rear of the house boasts a fully enclosed garden, which is also laid to lawn and includes a paved patio area.

The Location

Wilmslow is an affluent town located in Cheshire and is one of the most sought after places to live in the UK after central London. 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.

Important Information

Heating - Gas central heating (radiators).
Mains - Gas, Electric, waters and drains
Property Construction- Brick built with tiled roof

Council Tax Band: D

EPC grade: C

Flood Risk - Very Low Risk (Surface water), Very Low Risk (sea and rivers)**

Water Meter - Not present at property

Freehold

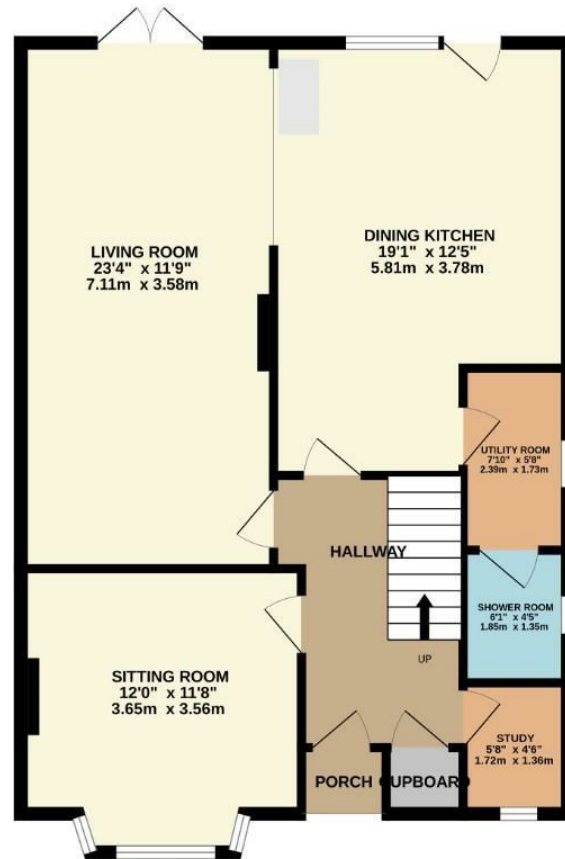
Broadband providers - Openreach- FTTP (Fibre to Premises). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for Virgin Media, EE & Three*

Mobile providers- Mobile coverage at the property available with all main providers*. (Some limited indoor and outdoor coverage).

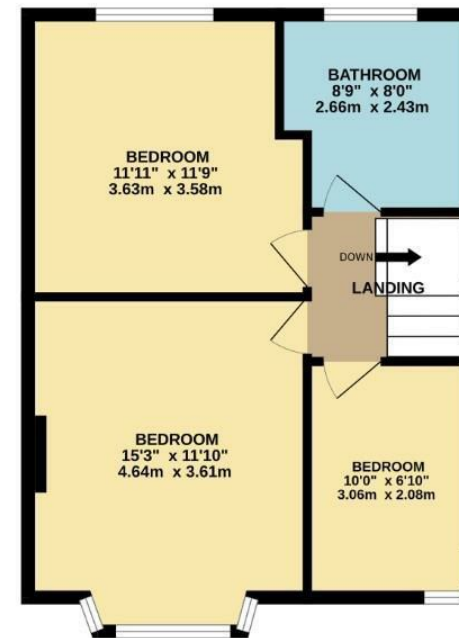
**Information provided by Ofcom checker and isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

**Information provided by GOV.UK

GROUND FLOOR
772 sq.ft. (71.7 sq.m.) approx.



1ST FLOOR
473 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 1245 sq.ft. (115.7 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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