

44 Cumber Lane

Wilmslow, SK9 6EA



*mosley jarman*





## 44 Cumber Lane, Wilmslow, SK9 6EA

£400,000

Video Tour Available- A superbly presented, remodelled and extended three-bedroom mid new family home situated in popular South Wilmslow location close to sought after primary schools and being within walking distance of the town centre and the local countryside. The property has recently undergone a programme of redevelopment to include a full electrical rewire, new boiler/ central heating system, new UPVC double glazed windows, underfloor heating (at ground floor level), soundproofing (to living area, downstairs WC & principle bedroom) and has been finished to an exceptionally high standard. This fantastic house benefits from off road parking, South facing garden and is offered for sale with no onward chain. The accommodation includes; an entrance hallway (with downstairs wc and cloaks), a stunning living kitchen (fitted with contemporary matching wall and base units, large island/breakfast bar, Quarts work tops, integrated appliances including wine fridge and induction hob, boiling water tap, extremely spacious living/ dining areas with vaulted ceilings and electric Velux windows) and utility room. To the first floor is a landing, three good sized bedrooms (one with loft access) and a stylish refitted bathroom (with vanity unit and heated towel rail).

- Superbly presented three-bedroom family home
- Popular South Wilmslow location
- Recently undergone a programme of redevelopment
- Stunning living kitchen
- Stylish family bathroom
- Close to sought after primary schools
- Remodelled and extended
- Finished to an exceptionally high standard
- Utility room and down stairs wc
- Off road parking, garage and South facing garden





### The Grounds & Gardens

To the front of the house is a driveway which provides off road parking for one car (with potential to create further off road parking). To the rear of the property is a South facing paved garden which is not overlooked. At the rear of the garden, there is a gate allowing access to the garage.

### 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

Council Tax Band: C

EPC grade: C

Heating - Gas central heating (radiators) and under floor heating (down stairs only)

Mains - Gas, Electric, waters and drains

Property Construction- Brick built with tiled roof

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

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

Mobile Coverage\*\*: Mobile coverage at the property available with all main providers\*. Some limited indoor & outdoor coverage.

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

Rights of Way & Restrictive Covenants: N.A

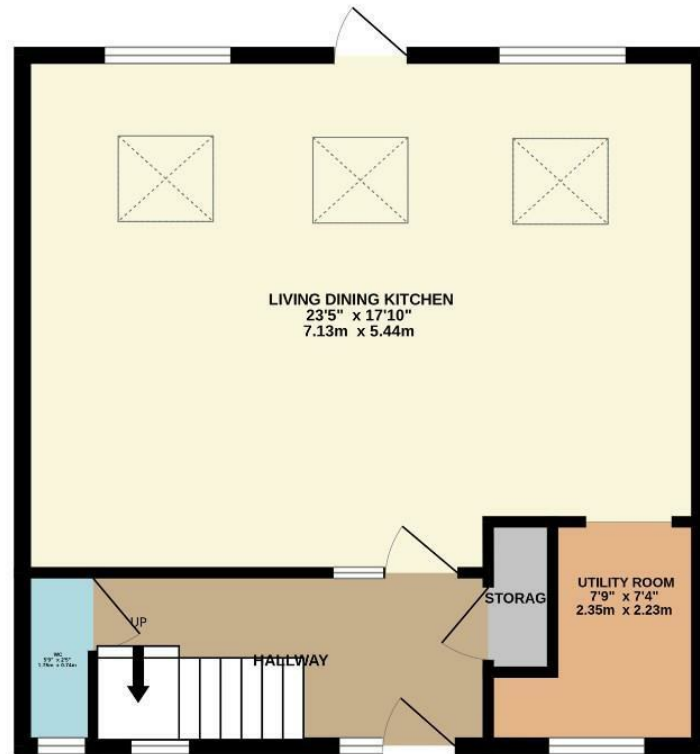
Tenure: Freehold/ Leasehold- Freehold

\* Information provided by GOV.UK

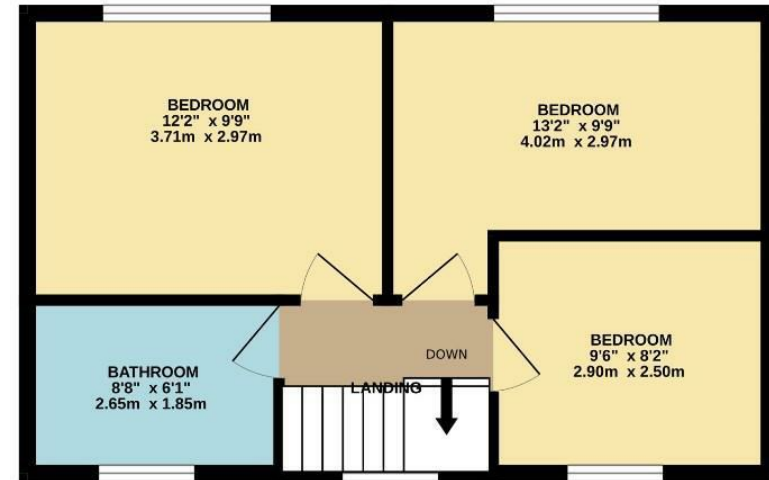
\*\* Information provided by Ofcom checker.

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.

GROUND FLOOR  
557 sq.ft. (51.7 sq.m.) approx.



1ST FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 963 sq.ft. (89.5 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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