

8 Blenheim Close

Wilmslow, SK9 2DN



mosley jarman



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£1,125,000

Video Tour available- This attractive and well-presented six-bedroom, three-bathroom detached family home is built with Cheshire brick and situated on a large corner plot in a peaceful, private cul-de-sac within the highly desirable 'Wilmslow Park' area. The property offers convenient access to The Bollin Valley and is just a short walk from Wilmslow town centre and the train station. It features UPVC double glazing, gas-fired central heating powered by two combination boilers, off-road parking for several vehicles, an attached double garage, and beautifully established gardens that wrap around the house on two sides. The accommodation includes an entrance porch and hallway with a downstairs WC, a spacious dual-aspect living room with French doors opening to the garden, a dining room with a bay window, and an extended triple-aspect living kitchen. The kitchen is fitted with matching wall and base units, offers integrated and space for appliances, and features a large living/dining area with vaulted ceilings and French doors leading to the garden. There is also a utility room, an inner hallway with access to the driveway and gardens, and access to the integral double garage, which has lights, and power. On the first floor, there is a gallery landing with loft access and a pull-down ladder, master bedroom, which includes fitted wardrobes and an ensuite. There are five additional bedrooms, three of which have fitted wardrobes, as well as a modern family bathroom and a separate shower room. One of the bedrooms also has access to a further loft room, which is boarded and includes a pull-down ladder for access.

- Extended six-bedroom family home
- Large corner plot
- Three bathrooms and down stairs wc
- Well-established gardens which wrap around the house to two sides
- Integral double garage
- Quiet private cul de sac which forms part of the sought after 'Wilmslow Park'
- Well presented throughout
- Off road parking for several cars
- Two reception rooms and large living kitchen
- Close to Wilmslow town centre and the train station



The Grounds & Gardens

At the front of the house, there is a brick-paved driveway offering off-road parking for several vehicles, along with access to the integral double garage, with lights, and power. To the rear, the property boasts a well-established garden that wraps around two sides of the house. The garden features a lawn, planted shrubs and borders, as well as a patio area.

The Location

Wilmslow is a vibrant, sought-after town located in Cheshire, renowned for its blend of scenic beauty, excellent transport links, and a strong sense of community. Known for its high standard of living, Wilmslow offers a variety of shops, restaurants, and local amenities, making it a popular choice for families and professionals alike. The town is surrounded by picturesque countryside, including the nearby Bollin Valley, offering plenty of outdoor recreational opportunities. With its close proximity to Manchester, excellent schools, and easy access to Wilmslow train station, which provides direct routes to London, Wilmslow is a perfect balance of convenience and rural charm. Its attractive combination of lifestyle and location makes it one of the most desirable places to live in the region.

Important Infoamtion

Council Tax Band: G

EPC grade: TBC

Heating - Gas central heating (radiators)

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- FTTP (Fibre to the 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 Coverage*: Mobile coverage at the property available with all main providers*. Some limited indoor coverage.

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

Rights of Way & Restrictive Covenants: TBC

Planning Permission Approved. Cheshire east Council ref. 97/0735B & 99/1291B

Water Metre- Present at Property.

TPO- Please note there is a TPO on one tree on the property.

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 2DN**

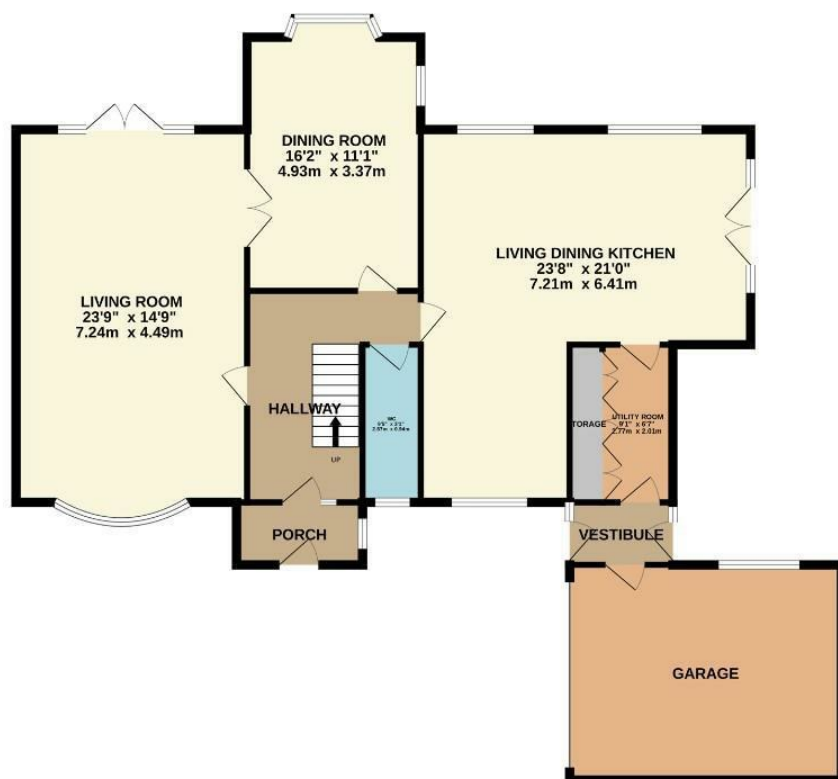
What 3 Words: **broad.sleep.album**

Council Tax Band: **G**

EPC Rating: **D**

Tenure: **Freehold**

GROUND FLOOR
1438 sq.ft. (133.6 sq.m.) approx.



1ST FLOOR
1220 sq.ft. (113.3 sq.m.) approx.



TOTAL FLOOR AREA : 2657 sq.ft. (246.9 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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