

# 4 Park Avenue

Wilmslow, SK9 2JG



*mosley jarman*





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**Guide Price £899,950**

An attractive and immaculately presented bay fronted four double bedroom, two bathroom (one en-suite) 1930's period detached family home.

The accommodation includes an entrance porch, spacious hallway (with under stairs storage cupboard), dining room (with bay window and living flame fireplace marble surround), extended living room (with glazed French doors leading to the rear garden and living flame fireplace with Carrara marble surround), farmhouse style breakfast kitchen (with Belfast sink, granite worktops, Rangemaster gas & electric oven & hob, space for freestanding fridge/freezer, French doors opening to the rear garden), utility room (with space for washing machine, tumble dryer & dishwasher) and a study/office (with dual aspect windows and original herringbone pine parquet flooring).

The first floor reveals a landing (with loft access), main bedroom (dual aspect with bow window to the front), guest bedroom with en-suite bathroom, two further bedrooms, family bathroom and a separate w.c. In addition there is excellent future potential to extend the house further subject to consent.

The property is double glazed throughout and is warmed by an Baxi Main combination boiler, situated in the utility room. There is CCTV & a burglar alarm.

- An attractive and immaculately presented bay fronted family home
- Large kitchen with separate utility room
- Well tended, private garden to the rear
- EPC grade E
- Two spacious reception rooms with feature fireplaces
- Four double bedrooms (one with ensuite)
- Detached garage and off road parking for multiple cars
- Freehold





### The Grounds & Gardens

To the front of the property, there is a established lawned garden with ornamental trees and pond with water feature. There is a beautiful, mature wisteria on the front facade. A gated gravel driveway to the front and side provides off road parking for numerous vehicles, leading to a detached brick-built garage (with electric garage door & hot/cold water taps) to the rear.

There is a beautiful, well tended lawned garden to the rear with large mature specimen shrubs, established planted borders and York stone paved patio area.

### The Location

The property is set in a prominent position overlooking The Meade, situated on a quiet child friendly and neighbourly private cul-de-sac in the town centre with annual street parties for 3 neighbouring roads. It is not spoilt by public parking or double yellow lines as residents operate a user friendly permit parking scheme with SmartParking at no cost to residents.

Whilst being within walking distance of Wilmslow train station.

### Important Information

Council Tax Band: G

EPC grade: E

Heating: Gas

Mains: Gas, Electric, Water

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

Broadband\*\*: Superfast Fibre Broadband available at the property. (FTTC/Fibre To The Cabinet).

Mobile Coverage\*\*: Mobile coverage with EE & O2 likely).

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

Rights of Way & Restrictive Covenants: To be confirmed.

Accessibility: To be confirmed.

Tenure: To be confirmed.

\* 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 2JG**

What 3 Words: **clubs.wasp.fried**

Council Tax Band: **G**

EPC Rating: **E**

Tenure: **Freehold**

GARAGE  
150 sq ft. (13.9 sq.m.) approx.

GROUND FLOOR  
840 sq ft. (76.8 sq.m.) approx.

1ST FLOOR  
699 sq ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA: 1694 sq.ft. (157.4 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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