

74 Cranford Road
Wilmslow, Cheshire, SK9 4DY



mosley jarman



74 Cranford Road, Wilmslow, Cheshire, SK9 4DY

£260,000

Video Tour available- A two double bedroom semi-detached house which is situated in a quiet private cul de sac location on the fringe of the 'Lacey Green' estate within a short walk of 'The Carrs' and within the school catchment area for Lacey Green Academy. The property benefits from UPVC double glazing, gas fired central heating run by a combination boiler and is offered for sale with no onward chain. The accommodation includes a hall with under stairs storage, dual aspect living/dining room, kitchen which is fitted with matching wall and base units, space for appliances and under stairs pantry and conservatory. To the first floor is a landing with loft access, two double bedrooms and a bathroom which is fitted with modern white sanitary ware and heated towel rail.

- Two double bedroom semi-detached family home
- Fringe of the 'Lacey Green' estate
- School catchment area for Lacey Green Academy
- Off road parking
- EPC rating- TBC
- quiet private cul de sac location
- Short walk of 'The Carrs' estate
- No onward chain
- Council Tax Band- B
- Freehold/ Leasehold- TBC



The Grounds & Gardens

A driveway to the front provides off road parking and there is an garden to the rear which is laid to lawn with timber decking areas, planted shrubs and borders and access to two storage rooms.

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 Information

Council Tax Band: B
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

Water Metre- Present at 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 4DY**

What 3 Words: **ample.smiles.rivers**

Council Tax Band: **B**

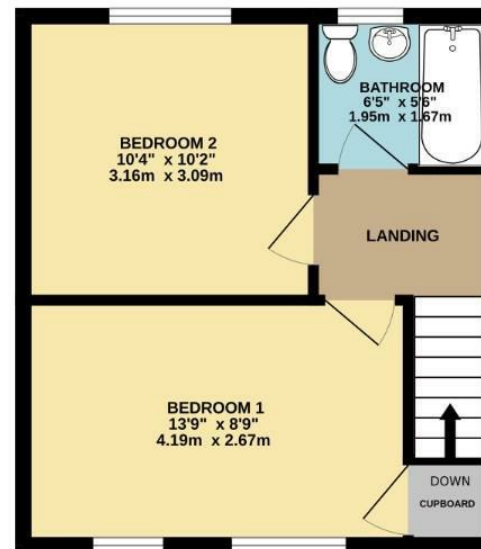
EPC Rating: **D**

Tenure: **Freehold**

GROUND FLOOR
418 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR
317 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 735 sq.ft. (68.3 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 ©2025

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.