

# 3 Cobbetts Way

Wilmslow, Cheshire, SK9 6HN



*mosley jarman*



## 3 Cobbetts Way, Wilmslow, Cheshire, SK9 6HN

**£625,000**

Positioned within a generous secluded and highly desired corner setting just off Stockton Road, this spacious detached bungalow makes for a rare purchase indeed.

Cobbetts Way is a small cul-de-sac in South Wilmslow enjoying an ease of access along Knutsford Road to Wilmslow Town Centre and also numerous picturesque countryside walks, particularly through the neighbouring golf course.

Although in need of some updating, the bungalow offers the ideal opportunity to 'mark your own stamp' creating an enviable 'one level' home, perfect for the down-sizer. The accommodation is already of a generous size with three bedrooms and two separate reception rooms, all found off a welcoming entrance hall. The living room and principal bedroom are of a considerable size, with the master bedroom boasting an en-suite and dressing room.

Pleasant southerly facing mature side/rear garden with the neighbouring properties being some distance away, giving a more secluded feel to the garden area.



- A Spacious Detached Bungalow
- Highly Desirable South Wilmslow Location
- Spacious Accommodation Throughout
- Offering Great Potential to Enhance & Modernise
- Much Coveted Cul-De-Sac Location
- Three Bedrooms
- Two Separate Reception Rooms
- Double Detached Garage
- Southerly Facing Garden
- Offered For Sale with No Chain

### The Grounds & Gardens

As previously mentioned, the bungalow sits within a generous corner plot with enveloping gardens to three sides. A double width drive offers ample off-road parking and provides access to the double detached garage. A pathway then leads from the driveway to the side/rear mature garden with a patio area accessed from the living room which takes great benefit from the southerly secluded aspect.

### The Location

Positioned within a small much favoured cul-de-sac, this excellent home takes great advantage from a superb location just off Stockton Road, within a short drive to Wilmslow Town Centre along the tree-lined Knutsford Road and close to many pleasant countryside walks. Perfect for the commuter Wilmslow benefits from the main Manchester to London train line with an efficient journey time of around just two hours and a short drive to Manchester International Airport. There are an array of popular schools close by and a varied mix of independent shops catering for all 'day to day' needs.

### Important Information

Council Tax Band: F

EPC grade: D

Heating: Gas central heating.

Mains: Electric, Gas & Water

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

Broadband\*\*: Ultrafast Full Fibre Broadband available at the property. (FTTP/Fibre To The Property).

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

Parking: Off-road parking to a private drive.

Rights of Way & Restrictive Covenants: To be confirmed.

Accessibility: There is a single step at the front entrance and at the back entrance

Tenure: -Freehold.

What3words - rushed.belong.raves

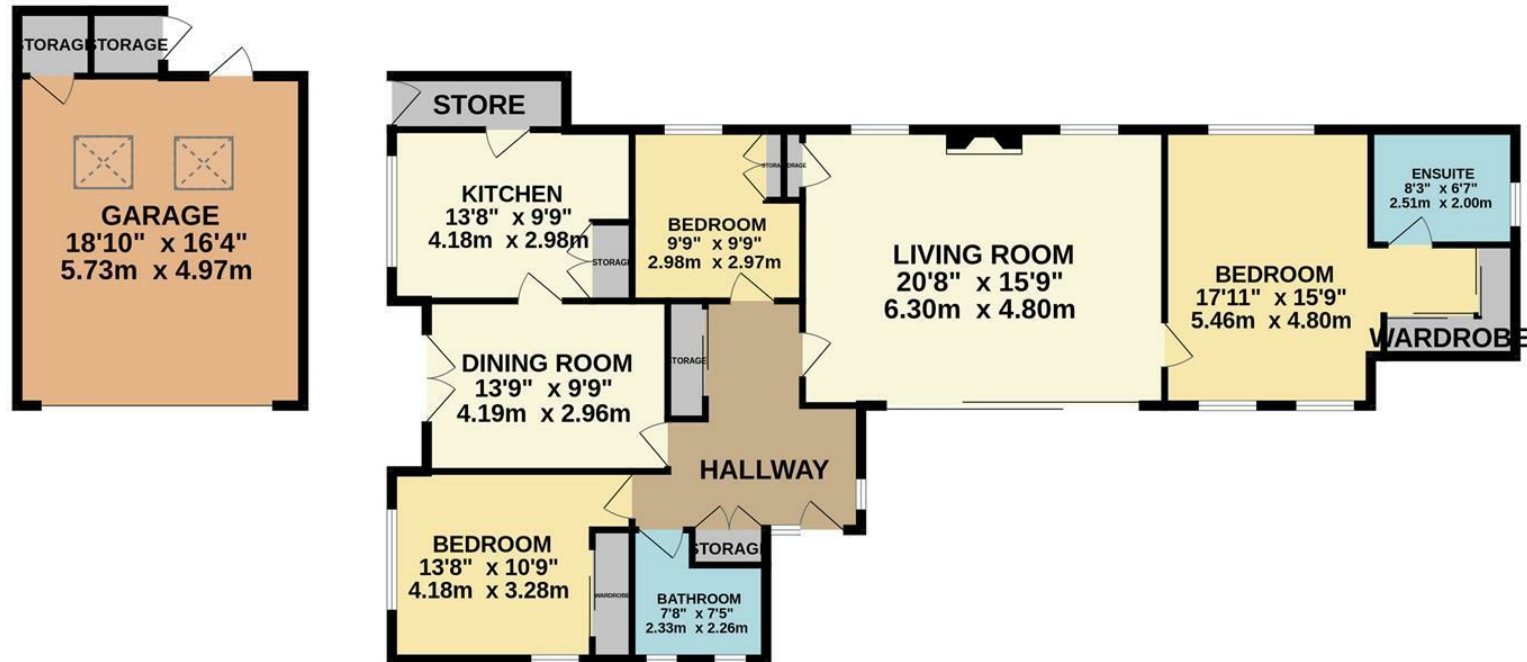
\* Information provided by GOV.UK

\*\*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 1679 sq.ft. (156.0 sq.m.) approx.



TOTAL FLOOR AREA : 1679 sq.ft. (156.0 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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