

# 12 Gorsefield Hey

Wilmslow, Cheshire, SK9 2NH



*mosley jarman*





## 12 Gorsefield Hey, Wilmslow, Cheshire, SK9 2NH

**Offers Over £325,000**

**Video Tour Available-** A beautifully presented and recently updated three-bedroom end mews family home, nestled in a quiet cul-de-sac within the sought-after Summerfields Estate. Ideally located for easy access to the A34 by-pass, this property offers excellent connectivity to Manchester City Centre, the national motorway network, and Manchester Airport.

The home benefits from UPVC double glazing, gas central heating powered by a combination boiler, off-road parking, and a south-facing rear garden.

The well-appointed accommodation comprises: an enclosed entrance porch with storage, a spacious open-plan living and dining room featuring a front bay window, large under-stairs storage cupboard, staircase to the first floor, and French doors opening onto the rear garden. The modern kitchen is fitted with sleek contemporary wall and base units and space for appliances.

Upstairs, the first-floor landing provides additional storage and loft access. There are three bedrooms—two doubles, including a principal bedroom with fitted wardrobes—and a stylish family bathroom complete with modern white suite, heated towel rail, and fully tiled walls and flooring.

- Three-bedroom end mews family home
- Quiet cul-de-sac location
- Contemporary kitchen
- Open plan living/ dining room
- Landscaped South facing garden
- Beautifully presented throughout family home
- Located for easy access to the A34
- Stylish bathroom
- Off road parking
- Freehold





### The Grounds and Gardens

Externally, the property boasts a long driveway to the front, offering ample off-road parking for two vehicles and side access down the side of the house for access to the back garden and bin access. To the rear, a beautifully landscaped and private south-facing garden provides an ideal outdoor retreat, featuring a well-maintained lawn, mature planted borders, and a timber decked area perfect for relaxing or entertaining.

### 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: C

EPC grade: C

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- 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 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 2NH**

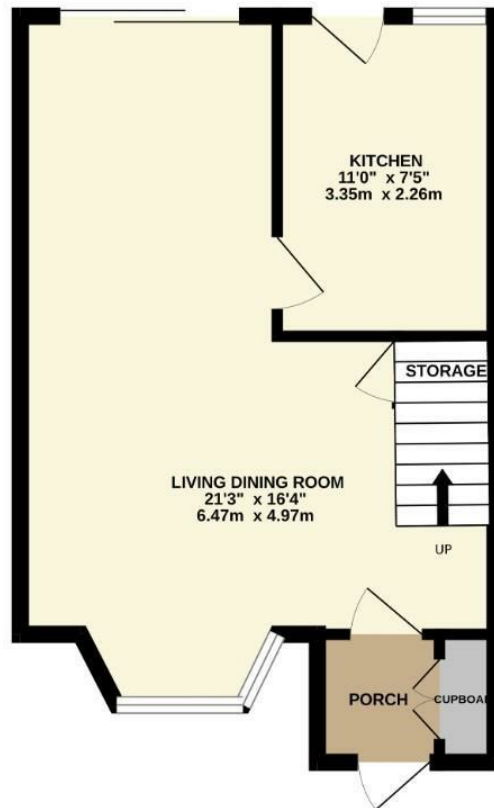
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Council Tax Band: **C**

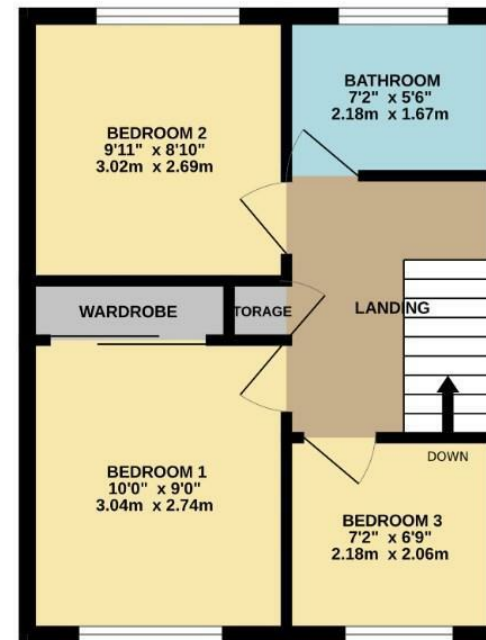
EPC Rating: **C**

Tenure: **Freehold**

GROUND FLOOR  
386 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR  
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA: 730 sq.ft. (67.8 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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44 Alderley Road, Wilmslow, Cheshire, SK9 1NY

Email: [wilmslow@mosleyjarman.co.uk](mailto:wilmslow@mosleyjarman.co.uk)

T: 01625 444899  
[www.mosleyjarman.co.uk](http://www.mosleyjarman.co.uk)

*mosley jarman*

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