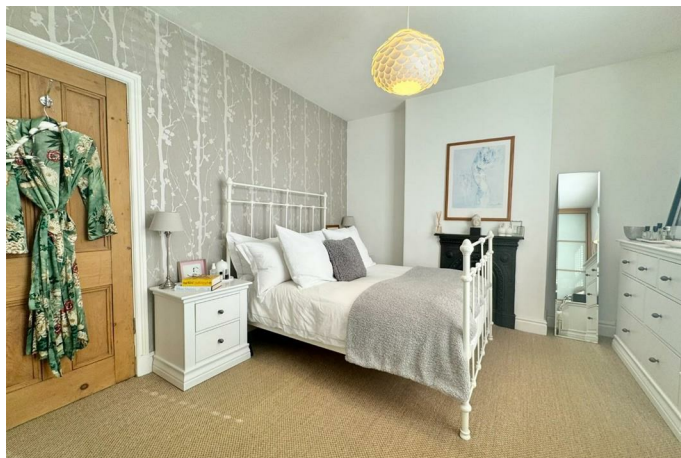


22 Hawthorn Walk

Wilmslow, SK9 5BS

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mosley jarman



22 Hawthorn Walk, Wilmslow, SK9 5BS

Offers In The Region Of

£450,000

This turnkey two double bedroom Victorian terrace is presented to an immaculate standard throughout & seamlessly blends character & charm of a period property, alongside contemporary fittings, showcasing high ceilings, sash windows & plantation shutters throughout.

The property is entered via a vestibule hallway, this leads into the sitting room which features exposed brick & a living flame gas log burner. The bright, welcoming kitchen diner is fitted with modern shaker style cabinets, butcher block worksurfaces, Belfast sink, Smeg range style cooker & French doors providing access to the rear garden. (There is also the added advantage of a large recessed understairs cupboard).

Stairs ascend to the first floor, here you are presented with two beautifully presented double bedrooms (both bedrooms benefit from fitted wardrobes & shutters). The principal bedroom also features an original cast iron fireplace. The bedroom share access to a beautifully appointed contemporary shower room with generous glass walk in shower enclosure, vanity sink with quartz surfaces, ladder towel radiator, chrome fittings & benefits from additional recessed storage.

The property feature double glazed sash windows, gas fired central heating (run by a Valiant combination boiler).

- Immaculately presented period Victorian property
- Two double bedrooms
- Residents parking permit scheme
- Located in the heart of Wilmslow town center
- Contemporary refitted bathroom
- EPC - TBC



Location

Conveniently located in Wilmslow town centre & within easy walking distance of Wilmslow train station which offers direct links to Manchester and London. Wilmslow is an affluent town located in Cheshire and is one of the most sought after places to live in the UK after central London. Just 11 miles south of Manchester City Centre, Wilmslow has a population of approximately 30,326, lying between affluent Alderley Edge and Handforth, where approximately another 8,000 people reside. Located within the heart of Wilmslow town center, a stones throw from the many shops, bars & restaurants Wilmslow has to offer.

Gardens & Grounds

Externally there is a delightful courtyard garden to the front of the property, whilst to the rear of the property there is an immaculately tended east facing garden. The stylish contemporary aesthetic continues to the garden with the black slate patio, low maintenance artificial lawn, raised borders complimented by ornamental grass's, bamboo & a covered pergola, perfect enjoying the afternoon sun. The garden also benefits from a brick built store.

Important Information

Council Tax Band: C

EPC grade: C

Heating: Gas

Mains: Gas, Electric, Water

Flood Risk*: Very low risk of flooding from rivers & seas. Very 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 & Vodafone likely.

Parking: Residents permit parking. Permits cost circa £80 per annum and 2 are allocated to the property. Visitors permits also available.

Rights of Way & Restrictive Covenants: There is a right of way through the garden for the neighbour to access the rear of their property.

Accessibility: To be confirmed.

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 5BS**

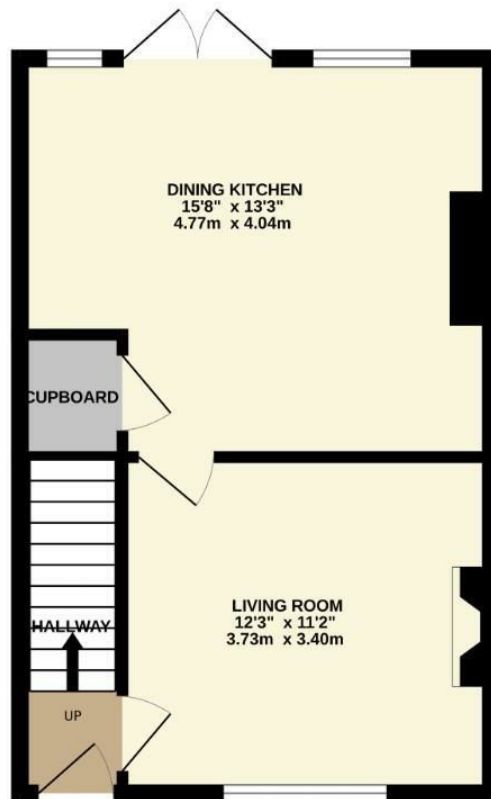
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Council Tax Band: **C**

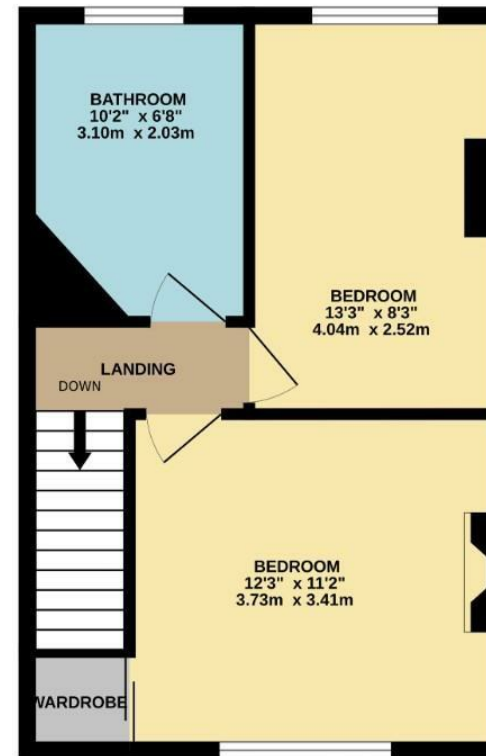
EPC Rating: **C**

Tenure: **Freehold**

GROUND FLOOR
374 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 744 sq.ft. (69.1 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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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.