

# 6 Chatsworth Road

Wilmslow, Cheshire, SK9 6EE



*mosley jarman*





## 6 Chatsworth Road, Wilmslow, Cheshire, SK9 6EE

**Guide Price £625,000**

**VIDEO TOUR AVAILABLE** - Thoughtfully extended to the ground floor a spacious and immaculately presented three/four bedrooms semi-detached house positioned in a much favoured South Wilmslow cul-de-sac.

In a wide and deep generous plot, this superb house offers both ample off-road parking, with good secure access down the side into the large lawned garden, which offers a high degree of privacy and the most welcome feature of a recently installed garden cabin, ideal as a study, studio or an additional reception room to the house.

Internally, the well-presented accommodation offers a versatile layout with a side and rear extension, comprising of a welcoming hallway with glass staircase, a separate living room, then a very recently installed contemporary fitted dining kitchen, a useful wc, access to the integral garage and the family room/bedroom 4.

There are three well-sized bedrooms to the first floor, along with a modern fitted bathroom. There is a large storage cupboard on the landing, which in other neighbouring houses has been used as space to create a return staircase into any future loft conversion.

- A SPACIOUS & IMMACULATLY PRESENTED SEMI-DETACHED HOUSE
- DESIRABLE SOUTH WILMSLOW CUL-DE-SAC
- RECENTLY INSTALLED GARDEN ROOM
- CONTEMPORARY DINING KITCHEN
- INTEGRAL GARAGE WITH UTILITY AREA
- EXTENDED TO THE SIDE & REAR
- LARGE SECLUDED REAR GARDEN SAC
- THREE/FOUR BEDROOMS
- MODERN WHITE FITTED BATHROOM
- AMPLE OFF-ROAD PARKING





### The Location

6 Chatsworth Road in Wilmslow is located in the sought-after South Wilmslow area, offering a blend of suburban tranquility and excellent amenities. For families there is a choice of popular junior schools and Wilmslow High School provides excellent secondary education, The Wilmslow Tennis Club is also within reach, catering to sports enthusiasts. The town centre, just a short distance away, boasts a variety of shops, restaurants, and cultural attractions. For commuters, Wilmslow Railway Station offers direct services to Manchester, London, and Manchester Airport, enhancing connectivity. Additionally, the proximity to the M56 motorway facilitates easy access to regional and national destinations.

### Grounds & Gardens

The house sits within a large plot with ample off-road parking to the front drive and a fabulous well-proportioned secluded rear garden, with a detached garden room, a large shed and a full width composite raised deck accessed from the immediate rear of the house.

### Important Information

Council Tax Band: E

EPC grade: C

Heating: Gas

Mains: Gas, Electric, Water.

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

Broadband\*\* Ultra-fast coverage within in the area

Mobile Coverage\*\*: Likely for most providers outdoor.

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

Rights of Way & Restrictive Covenants: N.A

Accessibility:

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 6EE**

What 3 Words: **being.cupboards.coni**

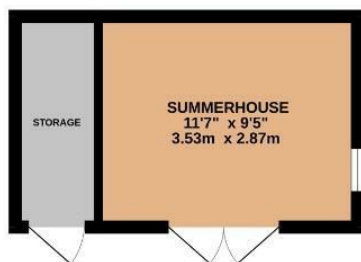
Council Tax Band: **E**

EPC Rating: **C**

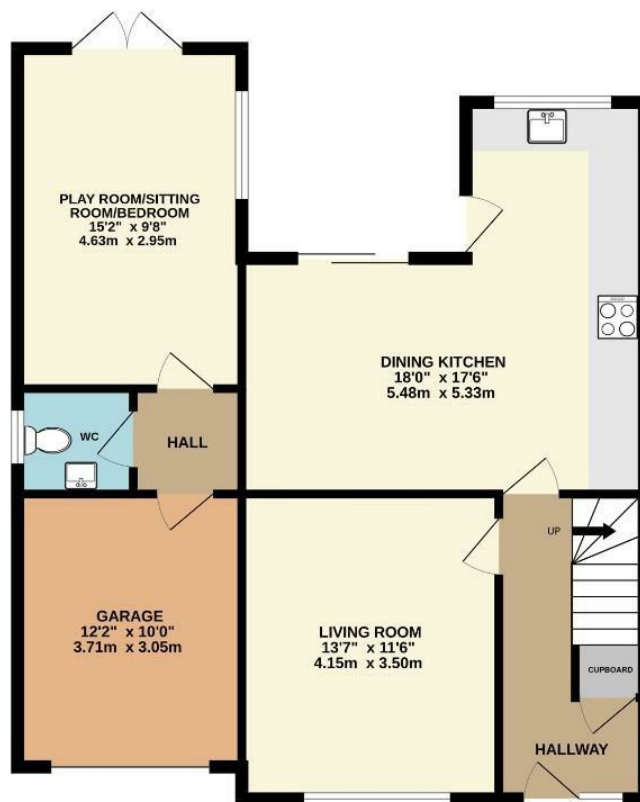
Tenure: **Freehold**



GARDEN CABIN  
144 sq.ft. (13.4 sq.m.) approx.



GROUND FLOOR  
811 sq.ft. (75.3 sq.m.) approx.



1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 1389 sq.ft. (129.0 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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