

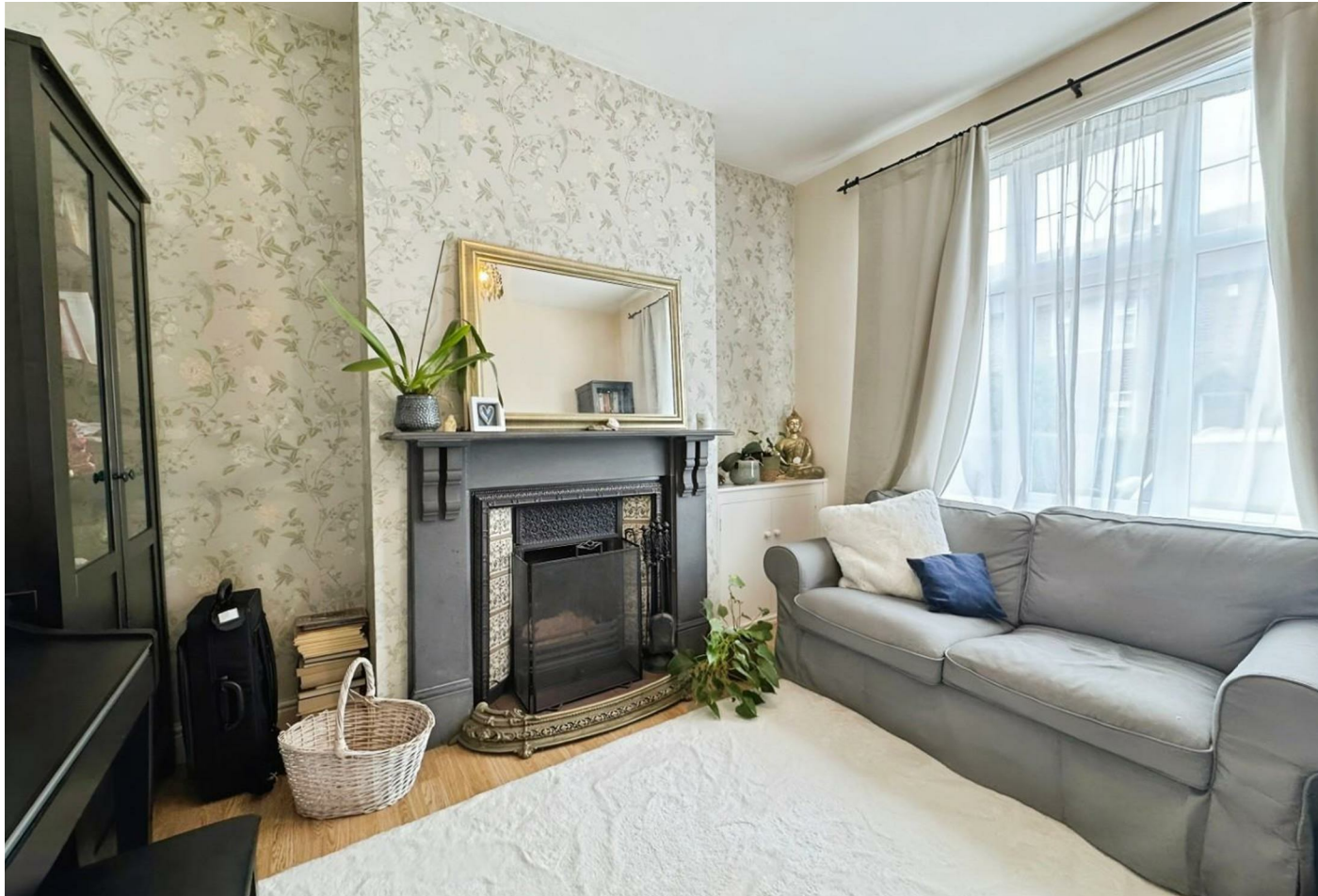
8 Simpson Street

Wilmslow, Cheshire, SK9 5EZ



*mosley jarman*





## 8 Simpson Street, Wilmslow, Cheshire, SK9 5EZ

**£475,000**

Video Tour available- This stylish, attractive, and extended three-bedroom Victorian mid-terrace home is situated in a central Wilmslow location, just a short walk from the town centre. The property features double glazing, gas-fired central heating powered by a combination boiler, off-road parking, and large, well-established gardens. In addition this fantastic home is offered for sale with no onward chain. Inside, the accommodation comprises an entrance hall, a lounge with open fire, a separate sitting room with under stairs storage, and an extended breakfast kitchen fitted with modern matching wall and base units, along with integrated/ space for appliances and vaulted ceilings with Velux windows. There is also a downstairs WC. On the first floor, the landing leads to three bedrooms and a bathroom fitted with a three-piece suite and a heated towel rail.



- Extended Victorian mid-terrace home
- Three bedrooms
- Modern bathroom
- Mature rear gardens
- Freehold
- Central Wilmslow location
- Delightful family breakfast kitchen
- Off road parking to front
- No onward chain
- EPC rating: D





### The Grounds & Gardens

At the front of the house, there is a driveway that provides off-road parking. At the rear, there is a large, well-established garden featuring a lawn, a patio area, a variety of planted shrubs and borders and timber garden shed.

### 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: D  
EPC grade: D

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<sup>\*\*</sup>: 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<sup>\*</sup>

Mobile Coverage<sup>\*\*</sup>: Mobile coverage at the property available with all main providers<sup>\*</sup>. Some limited indoor coverage.

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

Rights of Way- Shared access at rear for taking bins out

Water Metre- TBC

Tenure: Freehold

<sup>\*</sup> Information provided by GOV.UK

<sup>\*\*</sup> 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 5EZ**

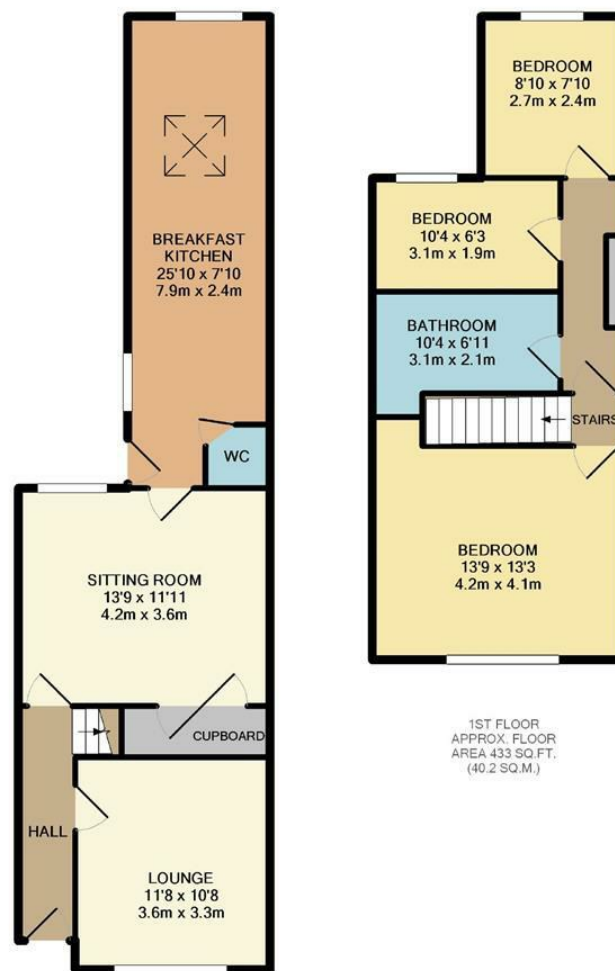
What 3 Words: **foal.firms.voted**

Council Tax Band: **D**

EPC Rating: **D**

Tenure: **Freehold**





1ST FLOOR  
APPROX. FLOOR  
AREA 433 SQ.FT.  
(40.2 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 561 SQ.FT.  
(52.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 994 SQ.FT. (92.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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