

24 River Street

Wilmslow, SK9 4AB

*mosley jarman*



## 24 River Street, Wilmslow, SK9 4AB

**Offers Over £400,000**

Video Tour available- An attractive two bedroom Victorian mid terrace property arranged across three floors. The property benefits from high ceilings, Georgian bar sash windows and is brimming with period charm & character.

On entering the property you are greeted into a delightful sitting room with an original wrought iron fire surround. This leads through to a second reception room, also with original fire surround & door onto the rear garden.

The kitchen is located in the basement and is fitted with traditional cabinets, complimented by granite worksurfaces, integrated appliances (AEG dishwasher and washing machine, Range cooker), enamel sink, beamed ceiling & French doors leading up onto the garden. There is an added advantage of a flexible third reception room in the basement, currently utilised as a dining room.

Moving to the top floor we are greeted by two double bedrooms, both have wardrobes incorporated. The bedrooms share access to a recently installed family bathroom with vanity sink, porcelain tiles and shower over the bath.

The property is warmed by gas fired central heating powered by a Vaillant combination boiler.

- Attractive two bedroom Victorian mid terrace
- Three reception rooms
- South facing rear courtyard
- Within a short walk of the town centre
- Two double bedrooms
- Allocated parking space



### 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.

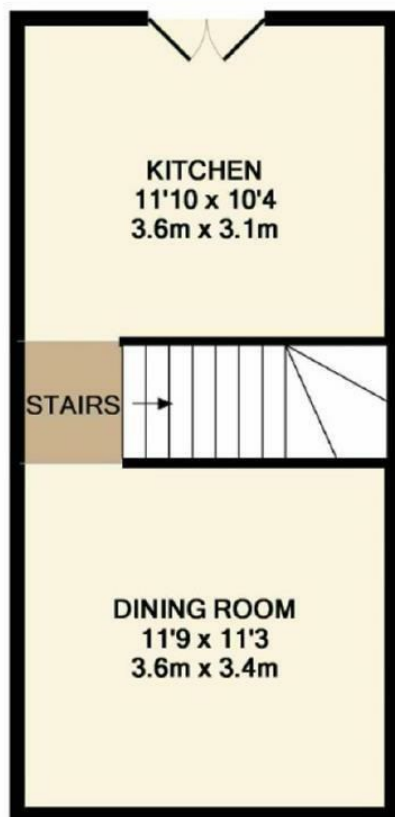
### The Grounds & Gardens

The property is approached via York stone steps. Externally the property has a delightful South facing private & enclosed courtyard garden paved with York stone patio (with outdoor tap) leading through to a shared communal gardens, which is mainly laid to lawn & has magnificent views over the River Bollin & St Bartholomew's Church. The property also has one allocated parking space included.

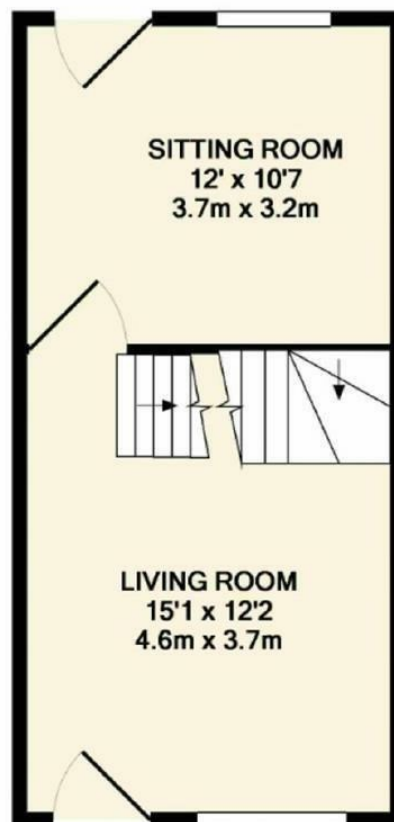
### Important Information

Council Tax Band: C  
EPC grade: D  
Heating: Gas  
Mains: Gas, Electric, Water  
Flood Risk\*: Medium risk of flooding from rivers & seas. Medium risk of surface water flooding.  
Broadband\*\*: Ultrafast Full Fibre Broadband available at the property. (FTTP/Fibre To The Property).  
Mobile Coverage\*\*: Mobile coverage with all main providers likely  
Parking: One allocated parking space in River Street car park.  
Rights of Way & Restrictive Covenants: Communal gardens at rear. Access to shared path for bins.  
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.

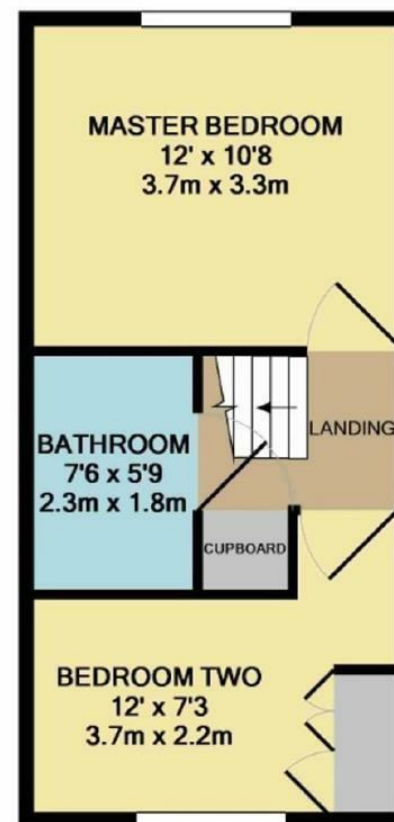
Postcode: **SK9 4AB**  
What 3 Words: **///pine.latest.mull**  
Council Tax Band: **C**  
EPC Rating: **D**  
Tenure: **Freehold**



BASEMENT LEVEL  
APPROX. FLOOR  
AREA 308 SQ.FT.  
(28.6 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 312 SQ.FT.  
(29.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 312 SQ.FT.  
(29.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 931 SQ.FT. (86.5 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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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.

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