

43 Alveston Drive  
Wilmslow, Cheshire, SK9 2GA



mosley jarman



## 43 Alveston Drive, Wilmslow, Cheshire, SK9 2GA

**£324,500**

Positioned within the ever popular 'Jones Homes' 'Villas Development', this attractive modern mews house offers well-presented accommodation with the added benefit of two double bedrooms.

The Villas development offers an ease of access to a local parade of shops, plus for the commuter the A34 By-Pass providing good access into Manchester City Centre, along with a pathway to the side of development allowing a short walk into Wilmslow town centre.

With well presented modern accommodation, the house consists of an entrance hall, a generously sized living-dining room with good storage and a fitted modern kitchen all the ground floor. There are then two double bedrooms to the first floor and a white fitted bathroom.



- AN ATTRACTIVE MODERN MEWS HOUSE
- PART OF THE JONES HOMES VILLAS DEVELOPMENT
- SPACIOUS LIVING-DINING ROOM
- FITTED WHITE BATHROOM
- OFF-ROAD PARKING TO THE FRONT
- DESIRABLE LOCATION CLOSE TO LOCAL SHOPS
- TWO DOUBLE BEDROOMS
- FITTED KITCHEN
- ENCLOSED LAWNED REAR GARDEN
- WALKING DISTANCE TO WILMSLOW



#### THE LOCATION

The property is just a short stroll from a local parade of shops, offering everyday conveniences close to home, while the nearby A34 bypass provides easy access to Manchester and surrounding areas. Wilmslow town centre is within comfortable walking distance, boasting an array of quality shops, bars, cafés, and restaurants. The mainline train station offers fast connections to Manchester, London, and beyond, and Manchester International Airport is just a short drive away—making this an ideal spot for both commuters and professionals seeking a well-connected, vibrant setting.

#### GROUNDS & GARDENS

Off-road parking is provided to the front of the house and this house has the advantage of a shared pathway offering access into the rear garden, which has a substantial composite decked patio and fenced lawned garden.

#### 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<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 & Restrictive Covenants: TBC

Tenure: Leasehold -999 year lease. £120 PA Ground Rent.

<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 2GA**

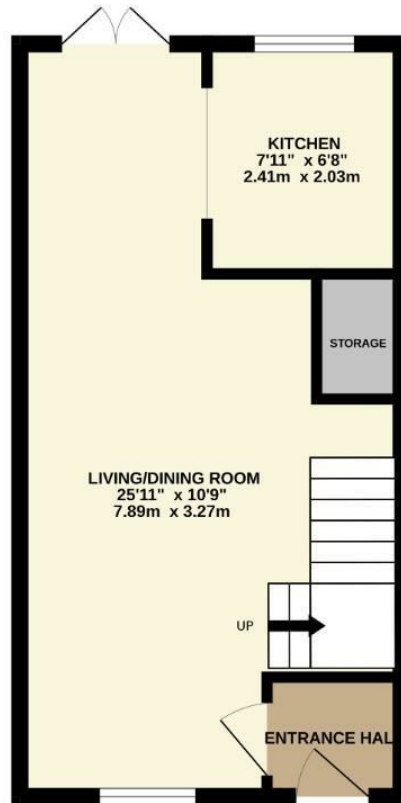
What 3 Words: **shakes.adults.truth**

Council Tax Band: **C**

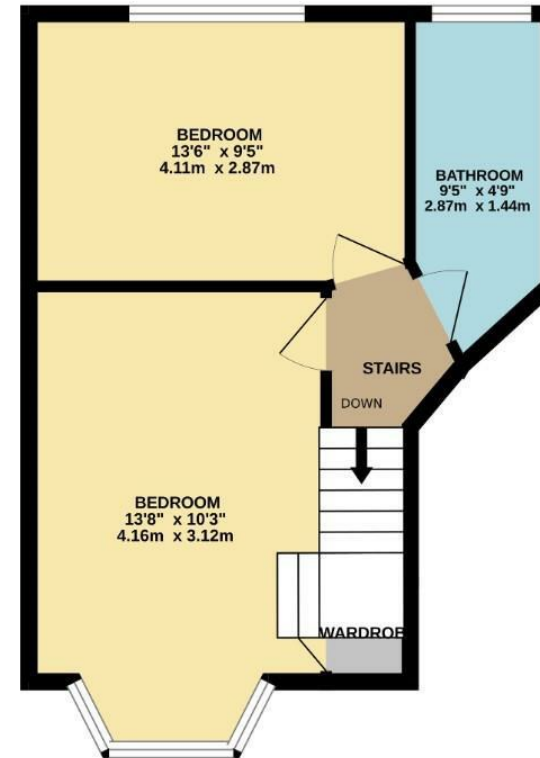
EPC Rating: **C**

Tenure: **Leasehold**

GROUND FLOOR  
341 sq.ft. (31.6 sq.m.) approx.



1ST FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA: 712 sq.ft. (66.1 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.