

#P-ADDRESS-NAMENO,# Anson  
Wilmslow, SK9 2HE



mosley jarman



**1 Howard House Anson Road,  
Wilmslow, SK9 2HE**

**Offers In The Region Of £220,000**

A superbly presented, refurbished and re-modelled two double bedroom duplex maisonette which benefits from its own private entrance, off road parking and private garden. Howard House is a small development of only four properties which are conveniently located close to the A34 by-pass which provides easy access to Wilmslow Town Centre, Handforth Dean, Cheadle Royal, Manchester City Centre and the local motorway network. The property benefits UPVC double glazing, gas fired central heating (run by a combination boiler), electric under floor heating and is offered for sale with no onward chain.

The accommodation is accessed through a private front door and includes a hall, contemporary bathroom, second double bedroom and an open plan living, kitchen. The kitchen is fitted with contemporary matching wall and base units and integrated appliances. The open plan living dining room benefits from vaulted ceilings and French doors onto the garden. The first-floor mezzanine reveals a double bedroom area with Velux window and loft access.

- Two bedroom duplex maisonette
- Conveniently located close to the A34 by-pass
- Superbly presented throughout
- Off road parking
- Private entrance hallway
- Private South East facing garden
- Open plan living kitchen & contemporary bathroom
- No onward chain
- Leasehold-999 year lease with approx 950 years remaining
- Ground Rent £30 per annum. No service charge



#### The Grounds & Gardens

Outside a driveway to the side provides off road parking leads to a timber shed with utility area. There is an enclosed South East private garden which is not overlooked and is laid to lawn with a paved patio area. There is further allocated parking to the opposite side of the development.

#### 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: A

#### EPC: D

Heating - Gas central heating (radiators) & electric under floor heating

Mains - Gas, Electric, waters and drains

Property Construction- Brick built with tiled roof

Flood Risk: Very low risk of flooding from rivers & seas. 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>.

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

Rights of Way- TBC

Water Metre- TBC

Tenure: Leasehold. 999 year lease. 955 years remaining.

Ground Rent £30 per annum

No service charge

<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 2HE

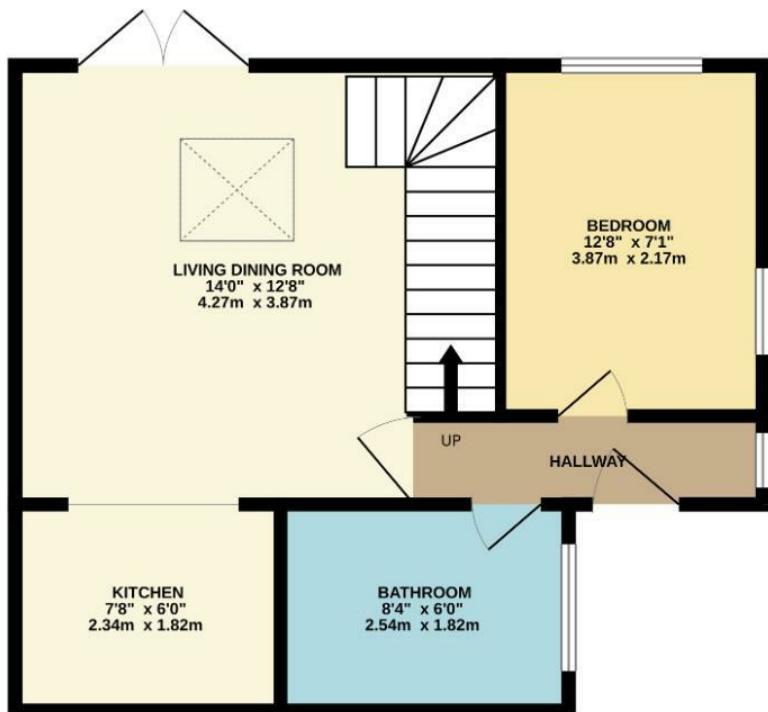
**What 3 Words:** youth.dawn.woods

**Council Tax Band:** A

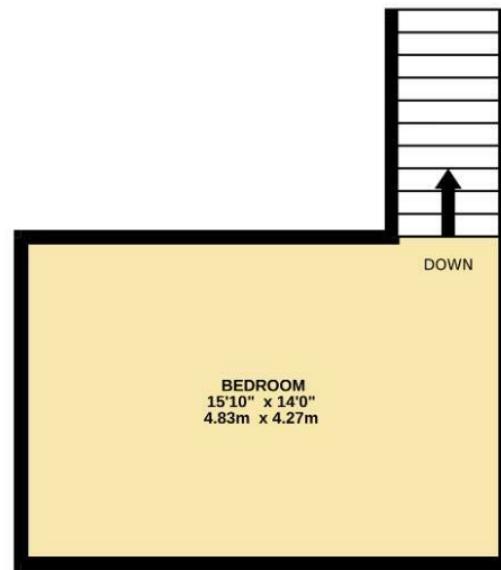
**EPC Rating:** D

**Tenure:** Leasehold

GROUND FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR  
153 sq.ft. (14.3 sq.m.) approx.



TOTAL FLOOR AREA : 524 sq.ft. (48.6 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.

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