

8 Larchwood Drive

Wilmslow, Cheshire, SK9 2NU



mosley jarman



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£330,000

A well-presented and extended two double bedroom (originally three) semi-detached house which forms part of the popular Summerfields Estate.

The house benefits from UPVC double glazing and is warmed by gas fired central heating run by a boiler.

The accommodation includes an enclosed porch, hall (with cloaks hanging space), spacious open plan reception room with space for lounging and dining (with inset living flame gas fire and stone mantle and surround. Carpet to lounge area and wooden floor to dining area), garden room (with French doors opening to the rear garden), kitchen (with tiled floor and electric underfloor heating. Fitted with modern high gloss cream units, integrated appliances that include an electric oven, gas hob, washing machine, fridge freezer and a microwave). Landing (with contemporary styled glass balustrades and recessed airing/linen cupboard), large main bedroom (originally two bedrooms) fitted with a comprehensive range of fitted wardrobes with matching furniture providing excellent storage, a second double bedroom (with loft access via a pull down ladder to a boarded loft) and a bathroom (with Travertine tiled floor and walls. Fitted with modern white sanitary ware with both a bath and a separate glass shower enclosure with thermostatic fittings within. Electric underfloor heating. Ladder radiator, recessed downlighters and mirror fronted vanity wall mirror).

No vendor chain.



- Well-presented and extended semi-detached house
- Conveniently located with nearby access to the A34 and close to local supermarkets
- No vendor chain
- Council Tax Band – D
- Forming part of the popular Summerfield Estate
- Driveway and South facing rear garden
- EPC – D
- Leasehold (999 years from 1977 / £15 per annum)



The Grounds & Gardens

A driveway to the front of the property provides off road parking. There is a front garden which is laid to lawn. The rear garden benefits from a south facing aspect. The garden is private, enclosed, mainly laid to lawn with a large timber decking area and there is a timber shed.

The Location

The house is conveniently located close to the A34 by-pass for access to Manchester City Centre, the local and national motorway networks and Manchester Airport as well as being within walking distance of local supermarkets.

Important Information

Council Tax Band: D

EPC grade: D

Heating: Gas.

Mains: Gas, Electric, Water.

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

Broadband**: Ultrafast Full Fibre Broadband available at the property. (FTTP/Fibre To The Property).

Mobile Coverage**: Mobile coverage with all main providers (EE, Three, O2, Vodafone).

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

Rights of Way & Restrictive Covenants: To be confirmed.

Accessibility: To be confirmed.

Tenure: Leasehold - 999 years from 1977. £15 per annum.

* 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 2NU

What 3 Words: vibes.drips.drift

Council Tax Band: D

EPC Rating: D

Tenure: Leasehold

GROUND FLOOR
487 sq.ft. (45.2 sq.m.) approx.

1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 853 sq.ft. (79.3 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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