

14 Cobbetts Way
Wilmslow



Andrew J Nowell
& Company



14 Cobbetts Way, Wilmslow, SK9 6HN

A four bedroom detached family home on this secluded cul-de-sac within easy reach of the town centre.

- Generous Garden
- No Onward Chain
- Great Potential
- Garage and Driveway

14 Cobbetts Way is a charming detached family home which occupies a large corner plot on this secluded cul-de-sac in Wilmslow with open aspect to the rear.

The property offers spacious and well-balanced accommodation with great potential to extend and remodel (subject to the necessary consent).

On the ground floor is the entrance hall, dual aspect living room with feature fireplace, family/dining room with doors opening onto the garden, kitchen with traditional units and built in appliances, utility room and cloakroom WC. In addition there is a large double garage and two external stores.

On the first floor are four well-proportioned bedrooms and the family shower room.

Externally the property is approached via a tarmacked driveway which offers off road parking and leads to the double garage with electric door.





Occupying a large corner plot number 14 benefits from a larger than usual garden. The garden is mainly laid to lawn with mature trees and shrubs and enjoys an open aspect to the rear.

The property is situated at the end of a secluded Cul-de-sac on this popular road in South Wilmslow. The town offers an excellent range of shopping including supermarkets, stylish boutiques and fine restaurants. The motorway network system is within easy access as is Manchester International Airport, local and commuter rail links to Manchester and London.

The property is offered for sale with no onward chain.

Important Information

What 3 Words – [///print.nature.issued](#)

Council Tax – F

EPC Rating – E

Heating: Gas Fired Central Heating (Via air vents)

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway & Garage

Tenure – Leasehold – 935 years remaining

Flood Risk*: Very low risk of Surface water flooding, very low risk of flooding from rivers or seas. Other types of flooding unlikely.

Broadband**: Superfast broadband available at the property. (FTTC)

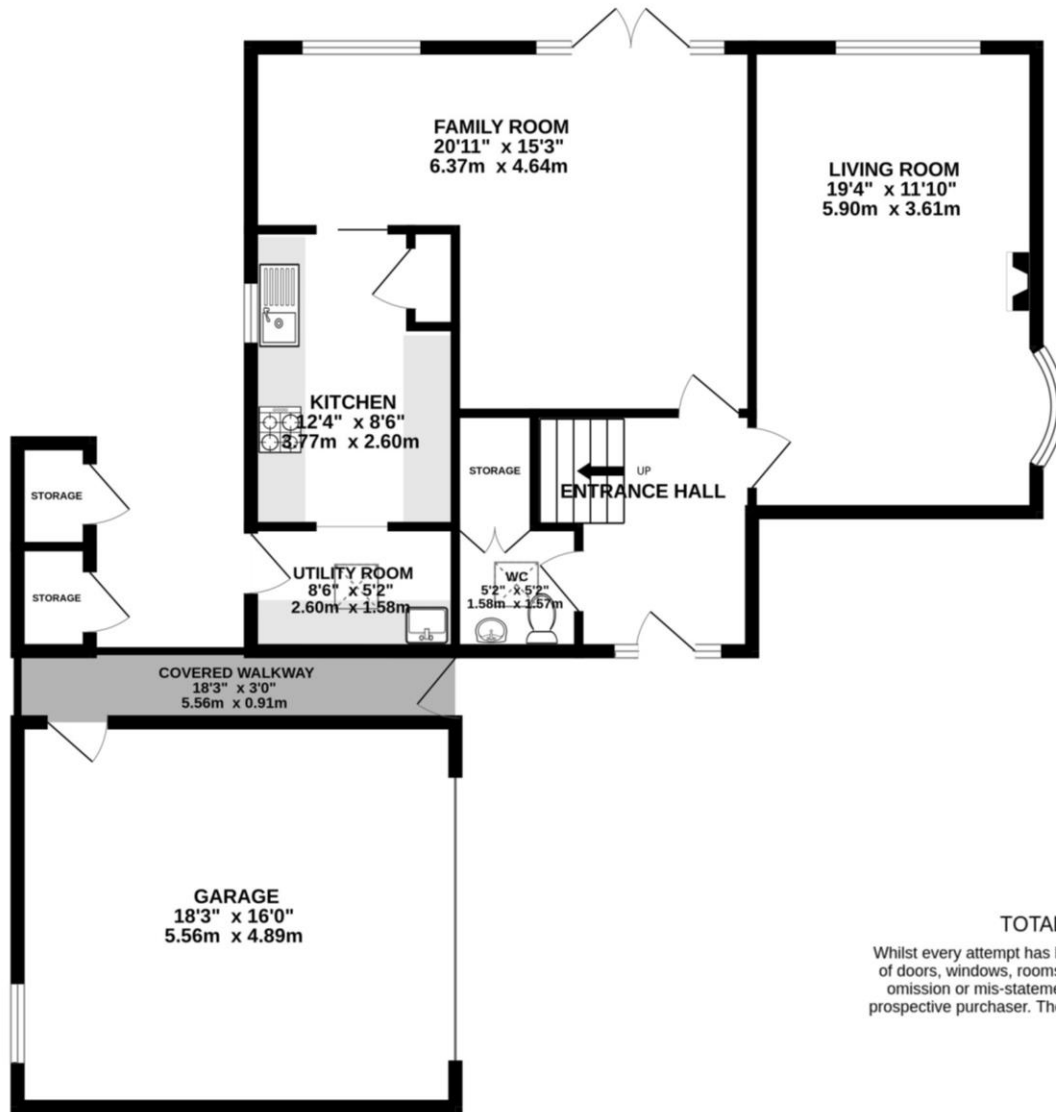
Mobile Coverage**: Mobile coverage with main providers (EE, O2, Thee & Vodafone).

* Information provided by GOV.UK

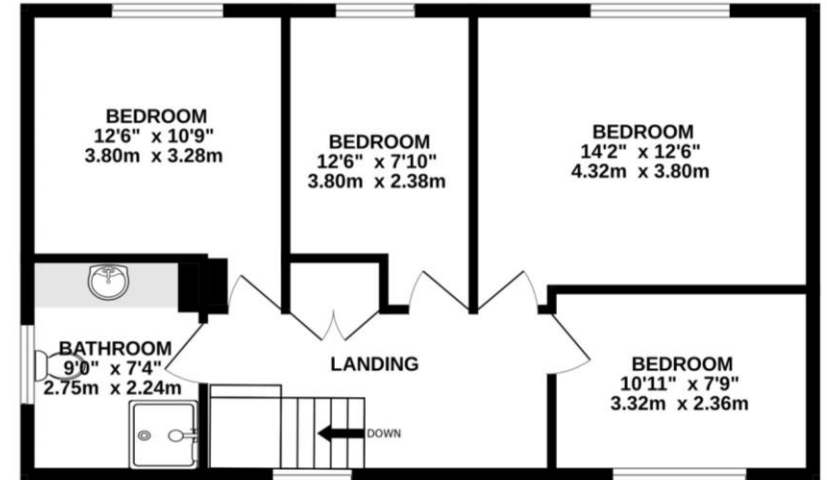
**Information provided by Ofcom checker.

The information isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

GROUND FLOOR
1077 sq.ft. (100.1 sq.m.) approx.



1ST FLOOR
631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA : 1708 sq.ft. (158.7 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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