

62 Chapel Lane

Wilmslow, Cheshire, SK9 5HZ



mosley jarman



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£690,000

NO SELLER CHAIN. A deceptively spacious (approximately 2200 square feet) and well-presented three/four bedroom, two bathroom, 1930's style detached property which occupies a good sized corner plot in a central Wilmslow location.

The accommodation includes an enclosed porch, entrance hall, magnificent living room (26'3 max x 13'11 max with dual aspect bay windows and picture rails), dining kitchen (23'1 x 11'0 with a part vaulted ceiling, re-fitted with modern high gloss cream units, Granite work surfaces and integrated Neff/AEG appliances that include an electric double oven, induction hob, dishwasher and fridge freezer), utility room (fitted with modern units and space and plumbing for a washing machine and a tumble dryer), garden room (with electric fire with stone mantle), dining room/study/4th bedroom, bedroom 1 (a double bedroom with fitted wardrobes and matching furniture) and a bathroom (fitted with modern white sanitary ware which includes a bath and a separate glass and tiled shower enclosure with thermostatic shower fittings. Tiled floor and walls. Ladder radiator and fitted vanity storage units). The first floor reveals a landing, two large double bedrooms (both with Velux roof windows, large under eaves storage cupboards and fitted wardrobes with matching furniture) and a shower room (fitted with modern white sanitary ware and a glass and tiled shower enclosure with electric shower fittings. Tiled walls, ladder radiator and fitted vanity storage units). Double glazed, gas fired central heating (run by a Vaillant boiler)



- Three/four bedrooms (three doubles with fitted wardrobes)
- Conveniently located close to local shops and Wilmslow town centre
- Spacious accommodation of approximately 2200 square feet
- Impressive dining kitchen with part vaulted ceiling
- Council Tax Band - E
- Corner plot with attractive gardens to three sides
- Driveway and attached garage
- Large Living room with dual aspect bay windows
- Garden Room
- EPC rating - D



The Location

Conveniently positioned close to the local 'Chapel Lane' shops and being within a short walk of the town centre, the train station and sought after schools.

The Grounds & Gardens

A driveway provides off road parking for several cars, there is an attached garage (with electric roller door, light and power) and attractive, landscaped and well-tended gardens to the front, side and rear. There are gardens to the front and rear that are laid to lawn with established borders. Double timber high level gates secure and enclosure the rear garden is a good size and laid to lawn with a large stone paved patio and raised flower beds. Timber garden shed.

Important Information

Council Tax Band: E

EPC grade: D

Heating: Gas

Mains: Gas, Electric, Water

Flood Risk*: Very low risk of flooding from rivers & seas. Very low 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 (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: 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 5HZ**

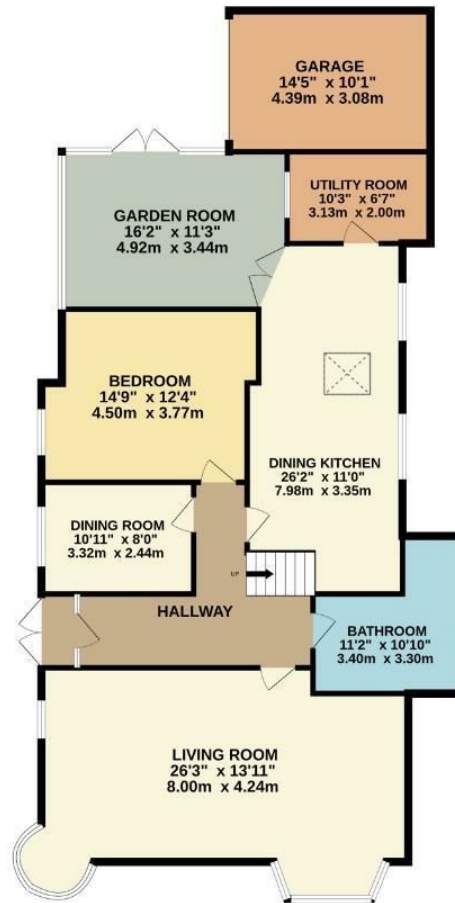
What 3 Words: **enter.sound.learn**

Council Tax Band: **E**

EPC Rating: **D**

Tenure: **Freehold**

GROUND FLOOR
1532 sq.ft. (142.3 sq.m.) approx.



1ST FLOOR
689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA: 2221 sq.ft. (206.3 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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