

111B Manchester Road
Wilmslow



Andrew J Nowell
& Company



111B Manchester Road, Wilmslow, SK9 2JH

A detached family home on this popular road in Wilmslow. The property has significant structural issues and is in need of complete repair or redevelopment.

- Large Garden
- Huge Potential
- Cash Buyers Only
- 1871 Sq.ft

111B Manchester Road is a unique opportunity to acquire a substantial family home situated on this popular road on the outskirts of Wilmslow Town Centre.

The property has significant structural issues and is requiring substantial repairs or even redevelopment (subject to the necessary consent).

The property currently consists, on the ground floor of the entrance hall, large living room with central fireplace, dining room with conservatory off, breakfast kitchen, utility room and garage.

To the first floor are four bedrooms and two bathrooms (1 en-suite).

Externally the property is approached via a driveway offering ample parking and leading to the garage. There are charming gardens to the front and rear.





111B Manchester Road occupies a desirable position within walking distance of Wilmslow Town Centre. Wilmslow and within a few minutes walk of the centre. Wilmslow offers an excellent range of shopping including stylish boutiques, fine restaurants and is renowned for its excellent local and private schooling.

There are wonderful walks nearby including the parkland known as The Carrs which is within a few minutes walk. The railway station is also within walking distance offering local and intercity rail links to Manchester and London. The motorway network system, Manchester International Airport are within easy reach.

Important Information

Council Tax – F

EPC Rating – E

Tenure – Freehold

Property is subject to a yearly rent charge of £18 p.a – TBC by solicitors.

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway & Garage

What 3 Words – [///useful.sheets.hosts](https://useful.sheets.hosts)

Flood Risk*: Medium risk of surface water flooding. Other types of flooding unlikely.

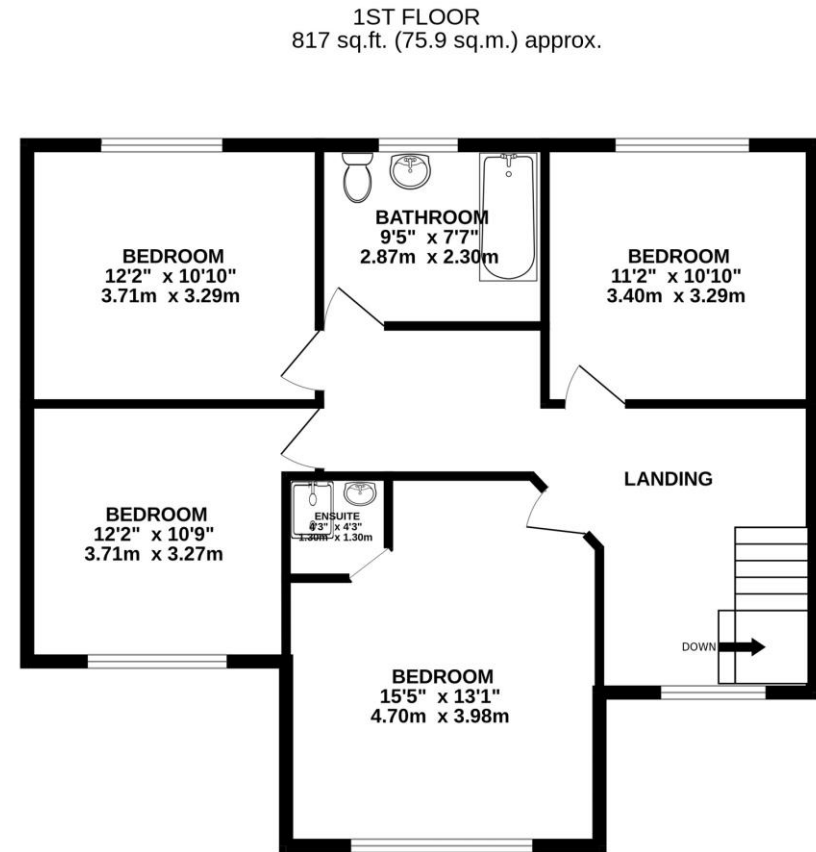
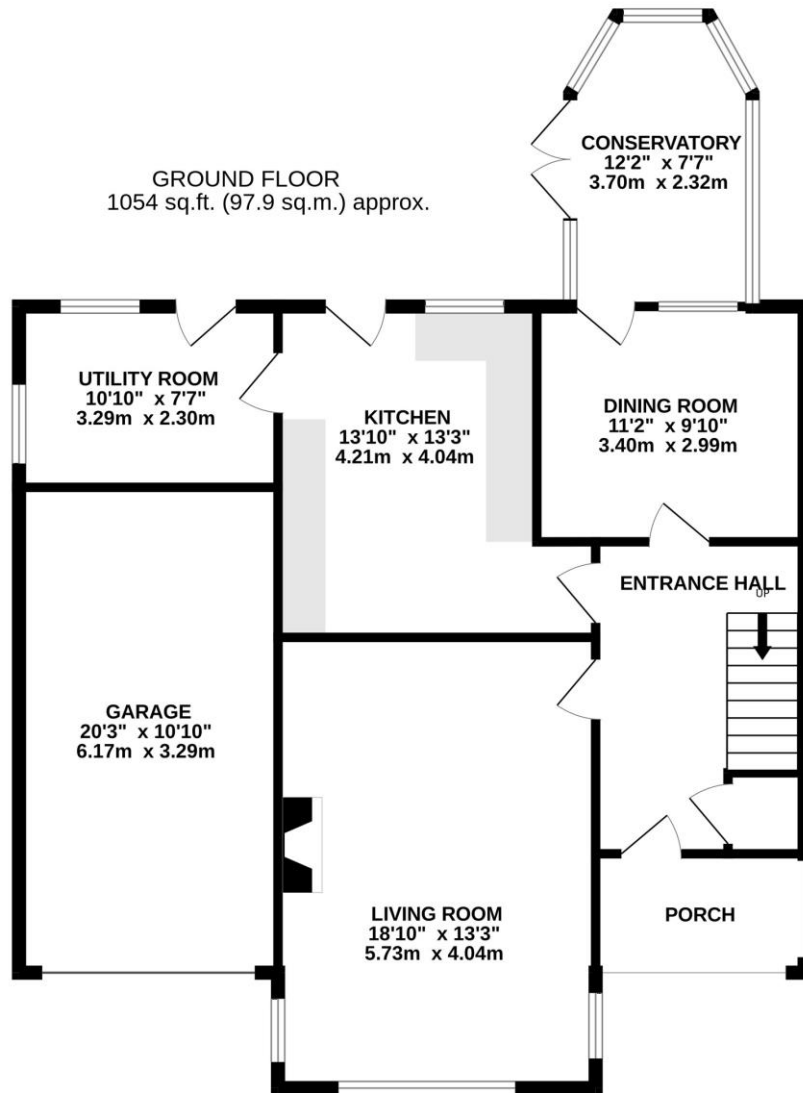
Broadband**: Ultrafast Broadband available at the property.

Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & 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.



TOTAL FLOOR AREA : 1871 sq.ft. (173.8 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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