

5 Buckingham Road

Wilmslow, SK9 5JU



mosley jarman



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Offers Over £635,000

A superbly presented and beautifully remodelled three double bedroom, two-bathroom semi-detached family home, ideally located in the heart of Wilmslow and within walking distance of highly regarded local schools and Wilmslow town centre. The property is finished to exceptionally high standard and features aluminium double glazing, gas-fired central heating (via a combination boiler), gas fired under floor heating (ground floor), Sonos integrated sound system, off-road parking, and a large, well-established rear garden complete with a versatile home office.

The accommodation comprises an inviting entrance hallway, a bright living room with bay window and contemporary gas fire, and an exceptional open-plan living kitchen. This stunning space boasts contemporary bespoke wall and base units, integrated Miele & Smeg appliances including induction hob & down draft extractor, Quooker boiling water tap, a generous central island, and a roof lantern that floods the area with natural light. The spacious living and dining zones feature bespoke storage & media wall and open directly onto the garden through sleek aluminium doors. Additional ground-floor features include a utility room and a stylish contemporary shower room with under-stairs storage.

To the first floor, a central landing with loft access and pull down ladder. The loft is fully boarded for storage and wired lighting. The landing leads to three well-proportioned double bedrooms and a superb family bathroom with freestanding bath, electric under floor heating and walk in shower with rainwater shower head, completing this impressive home.

- Extended and remodelled three double bedroom family home
- Stunning living kitchen
- Two bathrooms
- Benefits from double storey side extension and single storey rear extension
- Well established gardens & home office
- Beautifully presented throughout
- Walking distance of highly regarded local schools & Wilmslow town centre
- Utility room
- Off road parking & electric charge point
- Freehold



The Grounds & Gardens

To the front of the property is a driveway which provides off road parking and electric charge point whilst to the rear of the house is a well-established landscaped garden with lawn, patio and planted shrubs and borders and garden room with electrics, storage area and floating seat. (The rear lawn was re-laid in 2023, and drainage installed).

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: D

EPC grade: TBC

Heating - Gas central heating (radiators) and under floor heating (down stairs only)

Mains - Gas, Electric, waters and drains

Property Construction- Brick built with tiled roof

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

Broadband**: 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*

Mobile Coverage**: Mobile coverage at the property available with all main providers*. Some limited indoor & outdoor coverage.

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

Rights of Way & Restrictive Covenants: TBC

Approved Planning Permission 2020 Cheshire East Council. Erection of a 2 storey-side and single storey rear extension ref. 20/2309M

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 5JU**

What 3 Words: **easy.moving.rams**

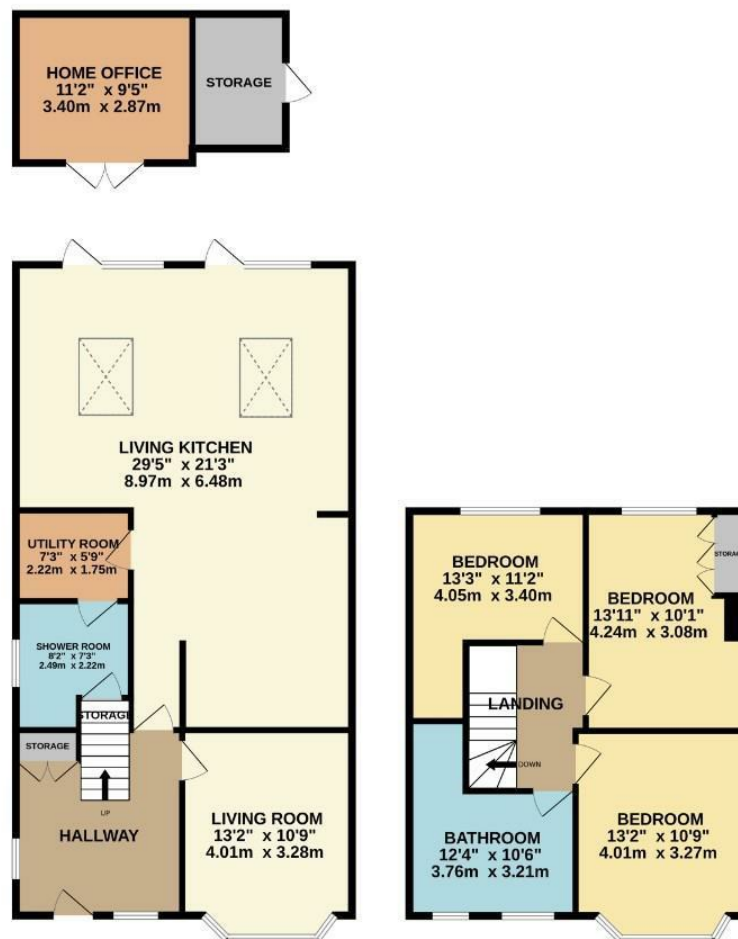
Council Tax Band: **D**

EPC Rating: **C**

Tenure: **Freehold**

GROUND FLOOR
1037 sq.ft. (96.3 sq.m.) approx.

1ST FLOOR
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA - 1589 sq.ft. (147.6 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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