

# 1 Gregg Mews

Wilmslow, Cheshire, SK9 4NQ



*mosley jarman*



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**Offers Over £300,000**

An extremely well-presented three-bedroom end-mews family home, ideally positioned within a quiet cul-de-sac on the highly sought-after Lacey Green Estate. This popular residential location is particularly appealing to families, being within a short walk of Lacey Green Primary School and offering convenient access to Wilmslow town centre, Wilmslow train station and the open green spaces of The Carrs.

The property has been very well maintained and benefits from UPVC double glazing throughout and gas-fired central heating operated by a combination boiler. Externally, the home offers off-road parking, an attached garage and a private, enclosed rear garden, providing an ideal space for outdoor entertaining and family use.

The internal accommodation is thoughtfully arranged and comprises a welcoming entrance hallway with useful storage. This leads through to a spacious and bright living and dining room, featuring French doors that open directly onto the rear garden and additional understairs storage. The kitchen is fitted with a range of matching wall and base units and includes a breakfast bar, along with integrated appliances and space for further freestanding appliances.

To the first floor, the landing provides access to three well-proportioned bedrooms, all suitable for family living or home working. Completing the accommodation is a modern family bathroom, finished to a contemporary standard.

Overall, this is an excellent opportunity to acquire a stylish and comfortable family home in a prime Wilmslow location.



- Three bedroom family home
- School catchment area for Lacey Green Primary Academy
- Extremely well presented throughout
- Close to Wilmslow town centre & train station
- Walking distance of The Carrs
- Off road parking
- Attached garage
- Freehold
- EPC rating D



### The Grounds & Gardens

To the front of the property, a driveway provides convenient off-road parking and access to the attached garage. To the rear, the home benefits from a low-maintenance, secluded garden, offering a private outdoor space ideal for relaxing, entertaining or family use.

### 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: C

EPC grade: D

Heating - Gas central heating (radiators) & electric underfloor heating

Mains - Gas, Electric, waters and drains

Property Construction- Brick built with tiled roof

Freehold

Water meter- TBC

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 coverage.

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

Rights of Way & Restrictive Covenants: TBC

Water Metre- Present at Property

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 4NQ

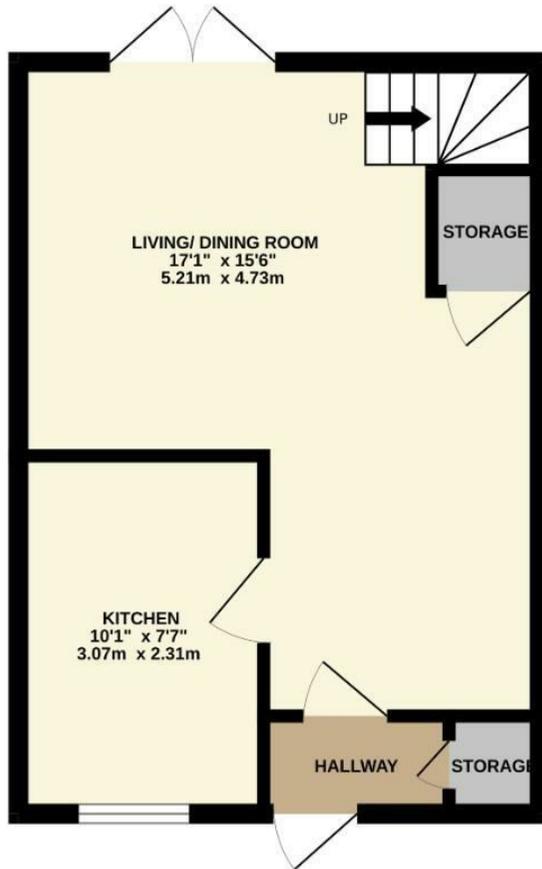
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Council Tax Band: C

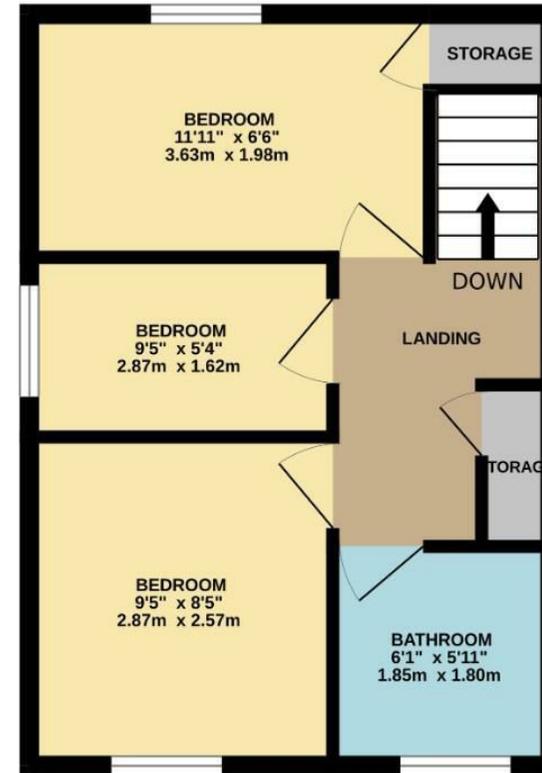
EPC Rating: D

Tenure: Freehold

GROUND FLOOR  
345 sq.ft. (32.1 sq.m.) approx.



1ST FLOOR  
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 690 sq.ft. (64.1 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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