



1 Finney Drive, Wilmslow - SK9 2ES

£525,000

mosley jarman *M*



1 Finney Drive

Wilmslow

- Three bedroom detached home
- EPC rating - E
- Previously approved planning permission to extend - Cheshire East application no - 23/1206m
- Brick paved driveway and enclosed south facing rear garden
- Stylishly presented accommodation
- Stunning dining kitchen (with a large island and granite work surfaces)
- No vendor chain
- Not overlooked to the front or rear

The property is situated in a quiet and convenient location with nearby access to the airport, the A555 and both Lacey Green and Wilmslow Grange Primary Schools.



A stylishly presented and spacious three-bedroom, bay-fronted 1930s detached house, occupying an enviable position with no properties directly overlooking the front or rear. The well-proportioned accommodation comprises a covered entrance porch with meter cupboards and useful post/parcel storage, welcoming entrance hall, downstairs WC and a good-sized living room featuring a bay window. The impressive dining kitchen measures approximately 18'8" x 12'1" and is ideal for entertaining, fitted with modern cream cabinetry, granite work surfaces and integrated appliances, together with a large central island providing space for bar stools. A conservatory completes the ground floor.

To the first floor there is a landing with loft access, three bedrooms, one of which benefits from modern fitted wardrobes with sliding doors, a contemporary family bathroom fitted with modern white sanitary ware, bath with shower fittings and glass screen, modern tiling and a ladder-style radiator, together with a separate WC.

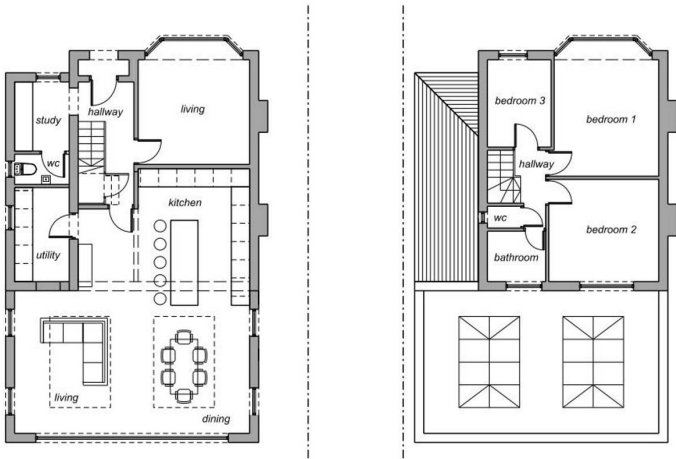
Further benefits include double glazing, gas-fired central heating via a combination boiler, LED downlighting and a security alarm.

NO VENDOR CHAIN.

There is excellent potential for further enlargement, with **planning permission already granted**, making this an exciting opportunity for buyers looking to create an even larger family home in the future.

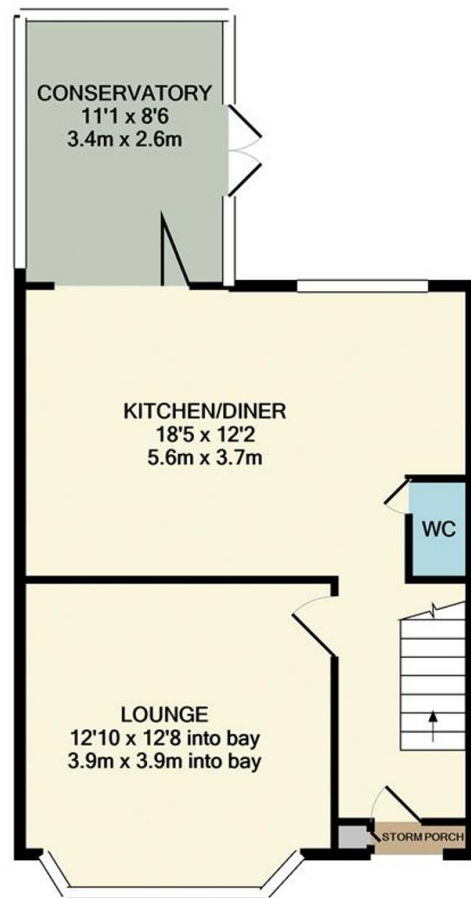
IMPORTANT INFORMATION

- EPC grade:
- Council tax band: E
- Tenure: Freehold
- Flood risk: Very low
- Utilities: Mains gas, electric, water & sewage
- Services: FTTP & mobile service with most main providers

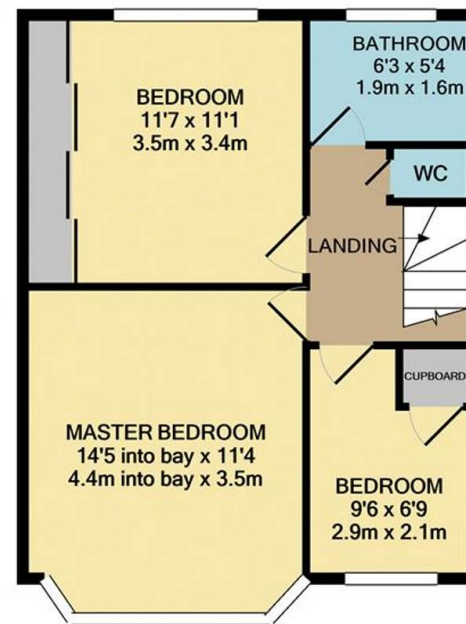


Proposed Floorplan





GROUND FLOOR
APPROX. FLOOR
AREA 538 SQ.FT.
(50.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 439 SQ.FT.
(40.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 977 SQ.FT. (90.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2021

Mosley Jarman

Mosley Jarman, 44 Alderley Road, Wilmslow - SK9 1NY

01625444899 • wilmslow@mosleyjarman.co.uk • www.mosleyjarman.co.uk/

The Agent has not tested any fixtures, fittings, equipment, or services and cannot confirm they are in working order. Property details are provided by the vendor, and the Agent accepts no liability for errors. A purchase through the agency will incur an administration fee covering Anti-Money Laundering (AML) checks, identity verification, and ongoing compliance monitoring.