

86 Gravel Lane

Wilmslow, SK9 6LT



mosley jarman



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Offers Over £425,000

This attractive, well presented and spacious two double bedroom Victorian mid-terraced home is ideally located in South Wilmslow, within easy reach of highly regarded local schools, Wilmslow town centre, and beautiful surrounding countryside. Arranged over three floors, including tanked cellar space, the property benefits from off road parking, double glazing, gas central heating powered by a combination boiler, and a generous, well-established garden.

The ground floor features a welcoming living room with a log burner, along with an extended dining kitchen fitted with sliding doors that open out onto the garden. Steps from the living room lead down to a tanked cellar, complete with plumbing for a washing machine and direct access to the front of the property. This versatile space is ideal for use as a home office or media room.

Upstairs, the first floor offers a landing leading to two double bedrooms, one with fitted wardrobes, and a spacious bathroom featuring a three-piece suite, fully tiled walls and flooring, and a heated towel rail.



- Extended Victorian mid terrace house
- Accommodation over three floor to include tanked cellar
- Well presented throughout
- Extended dining kitchen
- Freehold
- South Wilmslow location
- Two double bedrooms
- Off road parking
- Large well established garden



The Grounds & Gardens

To the front of the property, a driveway provides convenient off-road parking. To the rear, there is a generous and well-established garden, mainly laid to lawn, complemented by a patio area and an outhouse.

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: D

Heating - Gas central heating (radiators)

Mains - Gas, Electric, waters and drains

Property Construction- Brick built with tiled roof

Flood Risk: Very low risk of flooding from rivers & seas. 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 coverage

Rights of Way- TBC

Water Metre- TBC

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.

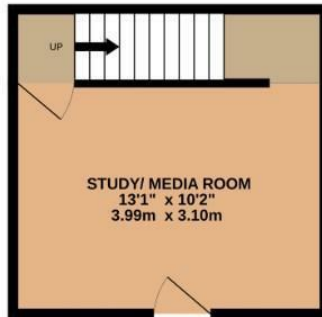
Postcode: **SK9 6LT**

Council Tax Band: **D**

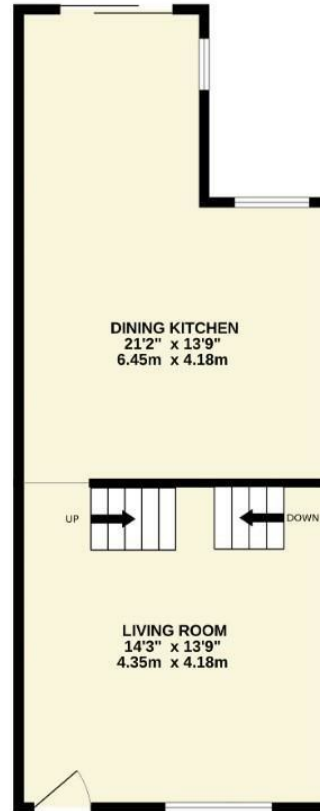
EPC Rating: **D**

Tenure: **Freehold**

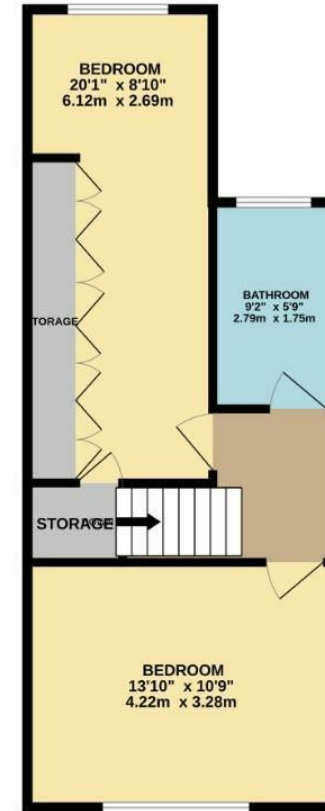
BASEMENT
184 sq.ft. (17.1 sq.m.) approx.



GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 1051 sq.ft. (97.7 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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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.