37 Buckingham Road
Wilmslow, Cheshire, SK9 5LA
mosley jarman

# 37 Buckingham Road, Wilmslow, Cheshire, SK9 5LA

## Guide Price £550,000

This attractive bay-fronted semi-detached house takes great benefit from a highly popular location being within easy reach of Wilmslow Town Centre, picturesque walks around Lindow Common and Gorsey Bank Primary School.

The house offers spacious modernised accommodation with the added benefit of a second reception/ fourth bedroom to the ground floor, along with a separate living room and stylish dining kitchen with a very handy utility room.

Whilst to the first floor, there are three bedrooms with fitted bedroom furniture and a fabulous re-fitted white family bathroom.

Ample parking is provided to the front driveway and there is a pleasant secluded rear garden with timber cabin.

- SUPERB BAY-FRONTED SEMI-DETACHED HOUSE
- DESIRABLE LOCATION CLOSE TO WILMSLOW TOWN CENTRE
- MINUTES FROM GORSEY BANK PRIMARY SCHOOL
- THREE/FOUR BEDROOMS
- STYLISH DINING FITTED KITCHEN WITH UTILITY ROOM
- RE-FITTED FAMILY BATHROOM
- SEPARATE LIVING AND SITTING ROOM
- SECLUDED REAR GARDEN WITH TIMBER CABIN
- AMPLE OFF-ROAD PARKING
- CLOSE TO THE PICTURESQUE LINDOW COMMON

## GROUNDS AND GARDENS

The property is approached over a long tarmacaden driveway providing ample off-road parking. There is a secluded enclosed lawned rear garden with a wide flagged patio and timber cabin.

## THE LOCATION

37 Buckingham Road in Wilmslow enjoys a highly desirable location, ideally positioned for families and commuters alike. It is just a short walk from the well-regarded Gorsey Bank Primary School, making school runs convenient and stress-free. The property is also within easy reach of Wilmslow town centre, where a variety of shops, restaurants, and amenities can be found, along with the mainline train station offering direct links to Manchester and London. Nature lovers will appreciate the nearby Lindow Common, a scenic area of natural beauty perfect for weekend walks and outdoor activities.

## IMPORTANT INFORMATION

Council Tax Band: D
EPC grade: 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. 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: The property is subject to restrictive covenants contained within a Conveyance dated 16 November 1959. Prospective purchasers are advised that full details are available within the title documents held by HM Land Registry and should seek clarification from their legal representative during the conveyancing process.
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.

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|---|---|
| **Postcode:** | SK9 5LA |
| **What 3 Words:** | |
| **Council Tax Band:** | D |
| **EPC Rating:** | D |
| **Tenure:** | Freehold |

GROUND FLOOR
615 sq.ft. (57.1 sq.m.) approx.

1ST FLOOR
437 sq.ft. (40.6 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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