

30 Larchwood Drive, Wilmslow - SK9 2NU

£285,000

mosley jarman

30 Larchwood Drive

Wilmslow

This three-bedroom end mews house which forms part of the ever popular Summerfields Estate. The accommodation at ground floor level includes a hallway (with under stairs storage cupboard incorporating plumbing for a washing machine). There are three bedrooms (one with fitted wardrobes & one with doors which open to the rear garden). The bathroom is fitted with white sanitaryware with thermostatic shower fittings over the bath. The first floor reveals a spacious open plan living area with dual aspect windows and plenty of space for lounging & dining. The kitchen is fitted with modern units with integrated appliances including an electric oven, gas hob and dishwasher. The property is double glazed and gas fired central heated (run by a combination boiler).

* Please note that the property is being sold with a tenant in situ. The tenant is currently paying £1300pcm, equating to a gross rental yield of 5.47%.

- Council Tax Band: C
- EPC grade: To be confirmed.
- Heating: Gas
- Mains: Gas, Electric, Water
- Flood Risk*: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.
- Broadband**: Ultra fast Fibre Broadband available at the property. (FTTP/Fibre To The Property).
- Mobile Coverage**: Mobile coverage with O2 & Vodafone likely, EE & Three limited.
- Parking: Off road parking to the front of the property. On street parking also available.

*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.











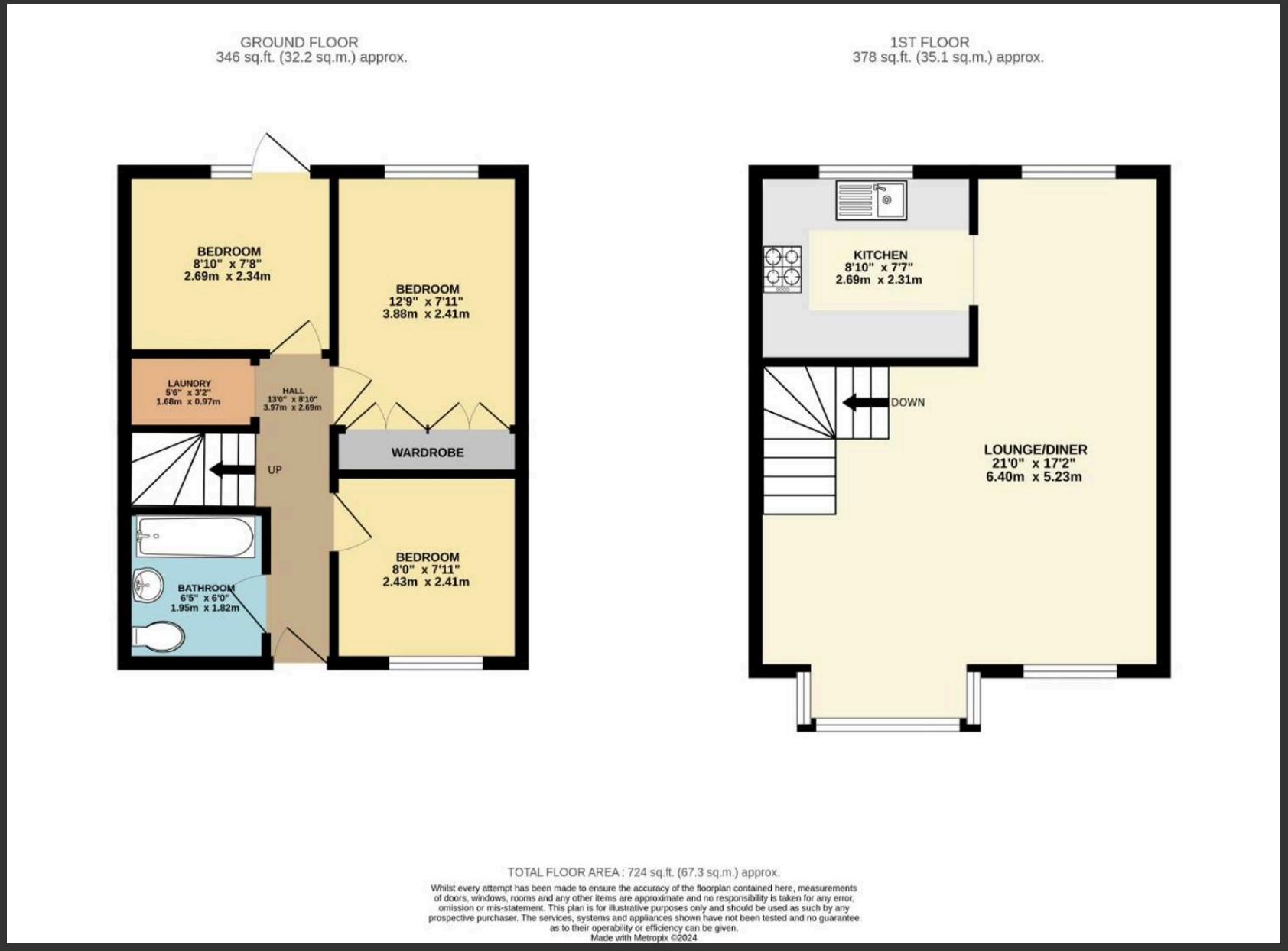


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Wilmslow

- Council Tax Band C
- Conveniently located close to A34 and local shops
- South facing rear garden
- Currently tenanted at £1300 pcm
- Driveway with parking for two cars
- Large open plan living/dining room
- Three bedroom end mews property

The property is conveniently located close to the A34 by-pass for access to Manchester City Centre, the local and national motorway networks and Manchester Airport and is within walking distance of local shops. Wilmslow is an affluent town located in Cheshire and is one of the most sought after places to live in the UK after central London. Just 11 miles south of Manchester City Centre, Wilmslow has a population of approximately 30,326, lying between affluent Alderley Edge and Handforth, where approximately another 8,000 people reside.



Mosley Jarman

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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.