



31 Park Road, Wilmslow - SK9 5BT  
£340,000

mosley jarman *M*



## 31 Park Road

Wilmslow

- ATTRACTIVE VICTORIAN MID TERRACE
- POPULAR CONVENIENT LOCATION MINUTES FROM THE TOWN CENTRE
- EXTENDED TO THE REAR
- SEPARATE LIVING ROOM WITH A PERIOD STYLED FIREPLACE
- STYLISH FITTED EXTENDED DINING KITCHEN
- BI FOLD DOORS INTO THE SECLUDED LAWNED GARDEN
- TWO BEDROOMS WITH FITTED WARDROBES TO BOTH
- MODERN FITTED WHITE BATHROOM

31 Park Road enjoys an enviable position within easy walking distance of Wilmslow town centre, offering an excellent selection of shops, restaurants, cafés and everyday amenities. Wilmslow train station is also nearby, providing convenient rail links to Manchester, London and beyond, making the property ideal for commuters. The popular Carnival Field is just a short stroll away, hosting a range of community events throughout the year, while The Carrs provides beautiful riverside walks, open green spaces and leisure facilities. The property is also well placed for highly regarded local schools, parks and sports clubs, combining the convenience of town-centre living with easy access to some of Wilmslow's most attractive outdoor spaces.



A handsome Victorian mid-terrace property located in a highly desirable convenient location minutes from Wilmslow Town Centre, having the benefit of an extended dining kitchen.

The house has been enhanced with an extension to the rear, which now offers a decent sized fitted dining kitchen, having bi-fold doors leading into the rear garden, two skylights and a handy understairs utility area.

Additionally, the accommodation consists of a separate living room with wooden flooring and a period styled fireplace, plus access into the front porch and then inner lobby with stairs to the first floor. Two bedrooms and a modern fitted white bathroom are located to the first floor, with fitted wardrobes to both bedrooms. In keeping with the character of the house, sash styled double glazed windows have been fitted.

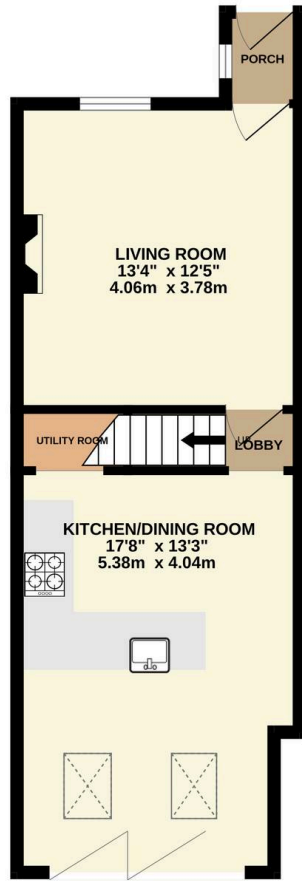
- Council Tax Band: C
- EPC grade: C
- Heating - Gas central heating (radiators)
- Mains - Gas, Electric, waters and drains
- Property Construction- Brick built with tiled roof
- Flood Risk\*: Very low risk of flooding from rivers & seas. Low risk of surface water flooding.
- Broadband\*\*\*: Openreach- 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 indoor & outdoor coverage.
- Parking: Street Parking
- Rights of Way & Restrictive Covenants: TBC
- Tenure: Freehold

\* Information provided by [GOV.UK](https://www.gov.uk)

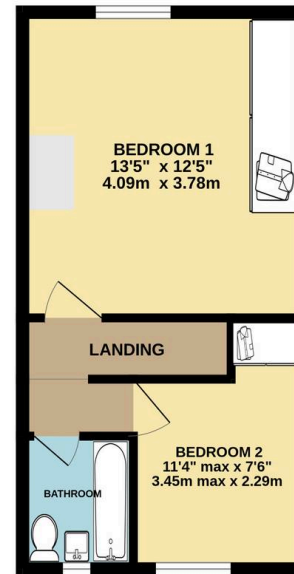
\*\*Information provided by Ofcom checker.



GROUND FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR  
304 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA: 726 sq.ft. (67.5 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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