



38 Cumber Lane, Wilmslow - SK9 6EA
£699,950

mosley jarman *M*

38 Cumber Lane

Wilmslow

- A HANDSOME & HIGHLY INDIVIDUAL TOWNHOUSE
- SOUTH FACING REAR GARDEN
- SPACIOUS ACCOMMODATION ACROSS THREE FLOORS
- THREE LARGE DOUBLE BEDROOMS
- THREE BATH/SOWER ROOMS
- A SEPARATE LIVING ROOM WITH LOG-BURNING STOVE
- A SUPERB LIVING-DINING KITCHEN
- UTILITY ROOM & WC
- EXCELLENT STORAGE THROUGHOUT
- DESIRABLE SOUTH WILMSLOW ADDRESS

With spacious accommodation spanning three floors, this attractive modern townhouse offers a rare chance to purchase a generously proportioned home, along with a fabulous southerly facing rear garden. Measuring close to 1800 square feet this stunning home commands space not commonly found in such a competitively priced home, complimented further with tall ceilings, 'Cheshire' brick elevations and then three large double bedrooms, each with their own bath/shower room. Additionally, there is a superb separate living room with log-burning stove, a huge living-dining fitted kitchen with a handy utility room and wc. The principal bedroom includes a dressing room and a stylish en-suite shower room with pleasant views across the secluded rear garden. Excellent storage is provided by the integral wardrobes to the two other double bedroom and a highly useful loft/eaves store accessed off the study landing at the second floor.





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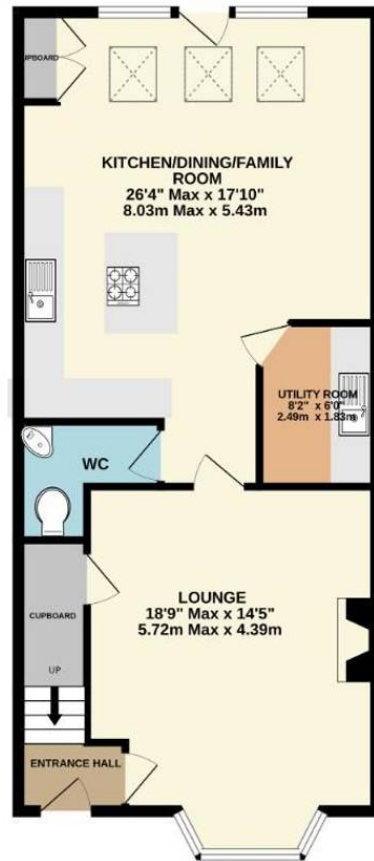
Wilmslow

This property enjoys a prime position close to several well-regarded schools, including Lindow Primary and Wilmslow High. It offers easy access to open countryside, perfect for walks and outdoor leisure, while also being just minutes from Wilmslow town centre, with its shops, cafés, and mainline rail station. Excellent transport links include nearby Manchester Airport and major road routes, ideal for commuters and travellers alike.

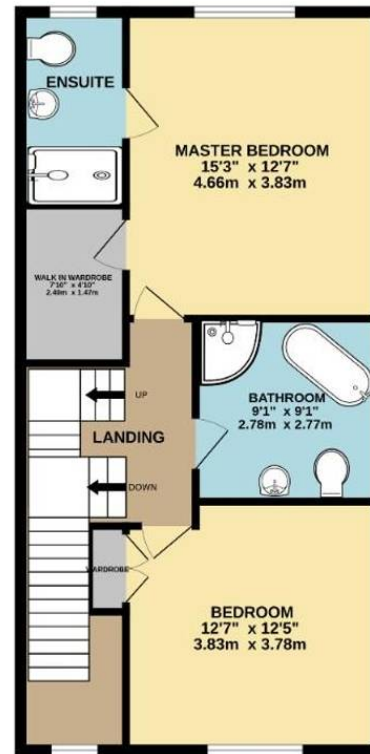
- Council Tax Band: E
- EPC grade: C
- Heating - Gas central heating (radiators) & wood burning stove
- Mains - Gas, Electric, waters and drains
- Property Construction- Brick built with tiled roof
- Flood Risk: Very low risk of flooding from rivers & seas. Very low risk of surface water flooding.
- 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: TBC
- Tenure: Leasehold. 999 Years from 2005. £250 ground rent per annum.
- *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.



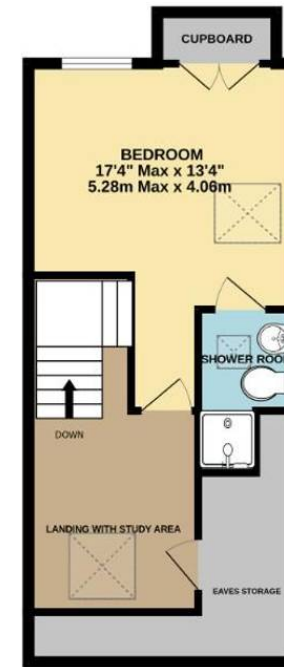
GROUND FLOOR
716 sq.ft. (66.5 sq.m.) approx.



1ST FLOOR
656 sq.ft. (60.9 sq.m.) approx.



2ND FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 1785 sq.ft. (165.8 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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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.