

76b Knutsford Road  
Wilmslow, Cheshire, SK9 6JD



*mosley jarman*



## 76b Knutsford Road, Wilmslow, Cheshire, SK9 6JD

**Offers Over £260,000**

An exceptionally well-presented and spacious two-bedroom, two-bathroom duplex apartment, ideally located just south of Wilmslow town centre and within walking distance of the train station and local amenities. This property combines traditional charm with modern touches, features partial double glazing, gas-fired central heating via a combination boiler, allocated parking, and is offered for sale with no onward chain.

Accessed via an external staircase, the first floor opens onto a private entrance hallway. The inviting living room provides an excellent space for entertaining, while the modern fitted kitchen boasts contemporary matching wall and base units, integrated appliances, a breakfast bar, and under-stairs storage. The first double bedroom, also on the first floor, benefits from a stylish ensuite shower room. A staircase leads to the second characterful double bedroom, featuring a vaulted ceiling, Velux windows, and a modern ensuite shower room.



- Two-bedroom duplex apartment
- Walking distance of the train station and local amenities
- Two bathrooms
- No onward chain
- Private entrance
- South Wilmslow Location apartment
- Exceptionally well-presented
- Allocated parking
- Freehold
- EPC rating D



### The Grounds & Gardens

A driveway extends down the side of the property leading to a communal rear garden and allocated parking.

### 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: B  
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. Medium 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: Allocated parking available

Rights of Way & Restrictive Covenants: Please contact Mosley Jarman for more information

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 6JD**

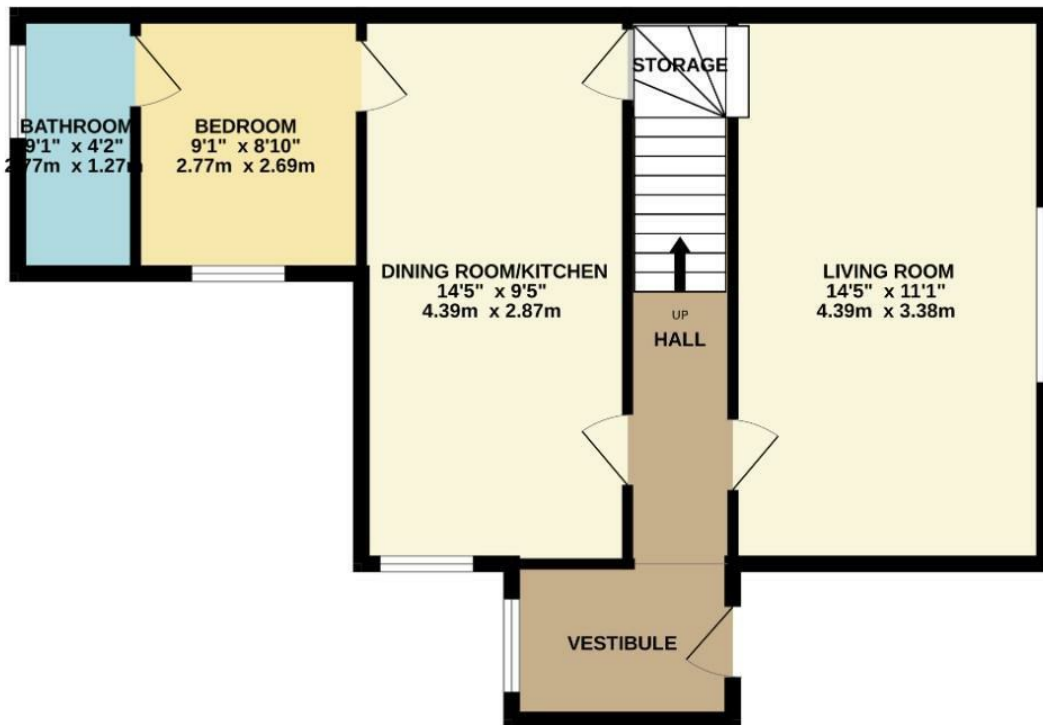
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Council Tax Band: **B**

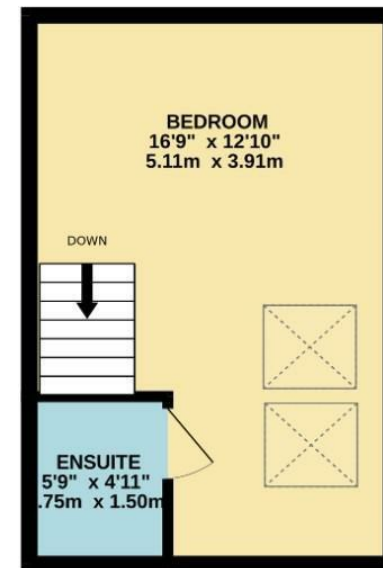
EPC Rating: **D**

Tenure: **Freehold**

FIRST FLOOR  
627 sq.ft. (58.3 sq.m.) approx.



1ST FLOOR  
250 sq.ft. (23.2 sq.m.) approx.



TOTAL FLOOR AREA : 877 sq.ft. (81.5 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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44 Alderley Road, Wilmslow, Cheshire, SK9 1NY

Email: [wilmslow@mosleyjarman.co.uk](mailto:wilmslow@mosleyjarman.co.uk)

T: 01625 444899  
[www.mosleyjarman.co.uk](http://www.mosleyjarman.co.uk)

*mosley jarman*

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.