



17 Shargate Close, Wilmslow - SK9 2GF
£325,000

mosley jarman *M*

17 Shargate Close

Wilmslow

A stylishly presented two double bedroom modern end of mews home which occupies a quiet cul-de-sac location on the popular 'Villa's' development built by Jones Homes. The development is conveniently positioned for access to the A34 by-pass, Manchester Airport and the local motorway network. The property has double glazing throughout and gas fired central heating (run by a Worcester Bosch condensing combination boiler). There is off road parking for several cars to the side and front and there are gardens to the front and rear. The accommodation includes; an entrance porch, spacious living room (bay window to front aspect and stairs to first floor), dining room (with French doors leading onto the rear garden) and kitchen (re-fitted with modern Oak units, tile and glass splash backs and integrated appliances). To the first floor there is a landing, two double bedrooms (one with recessed double wardrobe) and a bathroom (re-fitted with modern white sanitary ware, Mira electric shower fittings over the bath, chrome heated towel rail). There are parking spaces to the front of the house, a driveway to the side providing further off road parking, whilst to the rear is a larger than average south facing garden which is mainly laid to lawn with a paved patio and planted shrubs and borders. Timber shed.





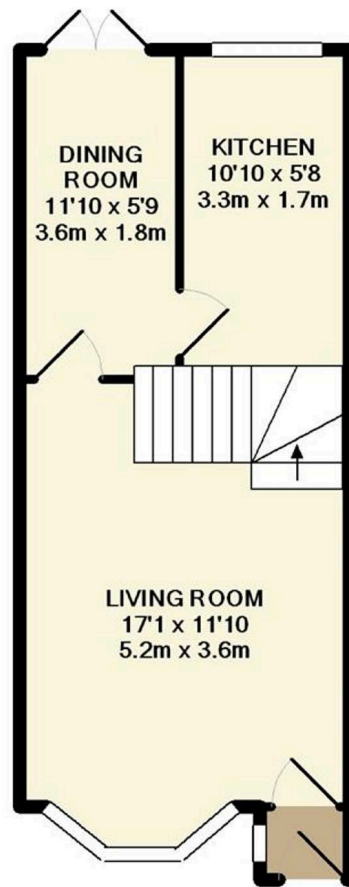
17 Shargate Close

Wilmslow

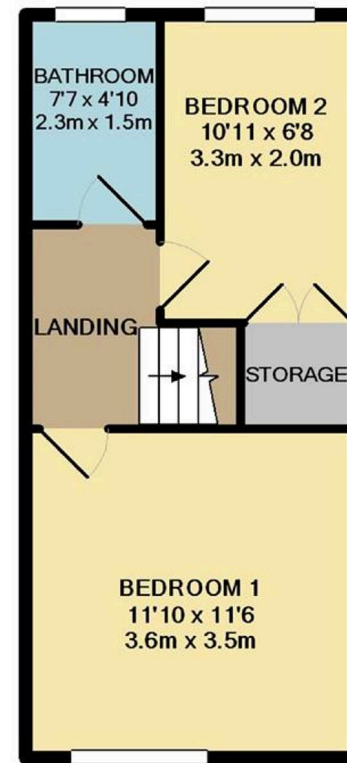
- EPC rating - C (70/86) / Council tax band - C
- Tenure - TBC
- **Flood risk - Very Low (Surface water)
- *Connections - Mobile limited coverage by O2. Likely coverage by EE, Three, and Vodafone. Broadband with Openreach.
- Mains - Gas, electric, water and drainage
- Heating - Gas central heating
- * Information provided by Ofcom checker and isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential tenants to do their own checks before committing to a tenancy. ** Information provided by GOV.UK

Wilmslow is one of Cheshire's most sought-after locations, offering an excellent combination of vibrant town centre living and beautiful surrounding countryside. Renowned for its independent boutiques, popular restaurants, cafés and excellent schools, the town appeals to families and professionals alike. With convenient transport links, including direct rail services to Manchester and London, easy access to Manchester Airport and picturesque green spaces such as The Carrs, Wilmslow offers an exceptional lifestyle in a highly desirable setting.





GROUND FLOOR
APPROX. FLOOR
AREA 339 SQ.FT.
(31.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 316 SQ.FT.
(29.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 655 SQ.FT. (60.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2014

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.