

# 19 Dorchester Close

Wilmslow, SK9 2QR



*mosley jarman*



## 19 Dorchester Close, Wilmslow, SK9 2QR

**£325,000**

A beautifully presented, remodelled and updated two double bedroom semi-detached home, ideally situated on the highly desirable Summerfields Estate. This attractive property offers an excellent opportunity for first-time buyers, small families, or those looking to downsize, combining modern interiors with a convenient location.

The home is perfectly positioned for easy access to the A34 bypass, providing superb transport links to Manchester city centre, the wider motorway network, and Manchester Airport. In addition, the house benefits from UPVC double glazing, gas fired central heating- run by a combination boiler, off road parking, enclosed garden and offers potential to extend (subject to planning consent).

The well-planned accommodation comprises an entrance porch which leads onto an open plan living kitchen. The kitchen is fitted with contemporary matching wall and base units, integrated appliances, induction hob, breakfast bar, under stairs storage, spacious living/dining area and French doors onto the garden

To the first floor, the landing leads to two generously sized double bedrooms and a contemporary shower room.

This is a move-in-ready home in a sought-after location, offering both comfort and convenience.

- Two bedroom home
- Located for easy access to the A34
- Stylish shower room
- Off road parking & large enclosed garden
- Council Tax band: C
- Beautifully presented throughout
- Contemporary living kitchen
- Offers potential to extend (subject to planning consent).
- EPC rating: C
- Leasehold- 999 year lease with approx 951 years remaining



### The Grounds & Gardens

To the front of the house is a driveway which provides off road parking. To the rear of the property is an enclosed garden with lawn and patio

### 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: 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: Off road parking available

Rights of Way & Restrictive Covenants: TBC

Tenure:- Leasehold. 999 year lease with approx. 951 years remaining. Ground Rent £20 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.

Postcode: **SK9 2QR**

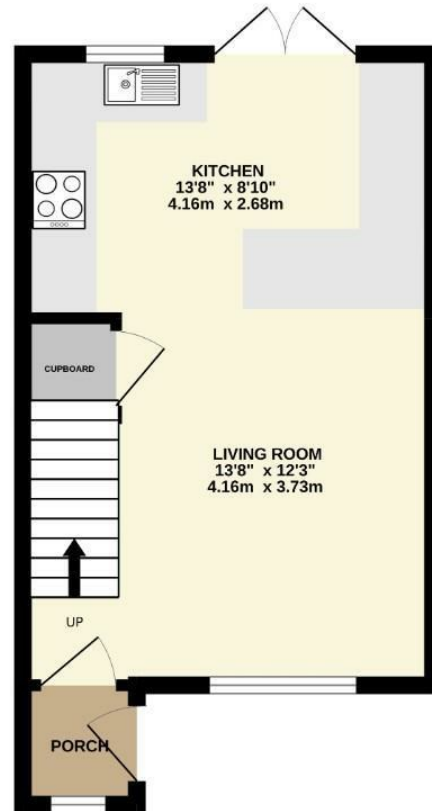
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Council Tax Band: **C**

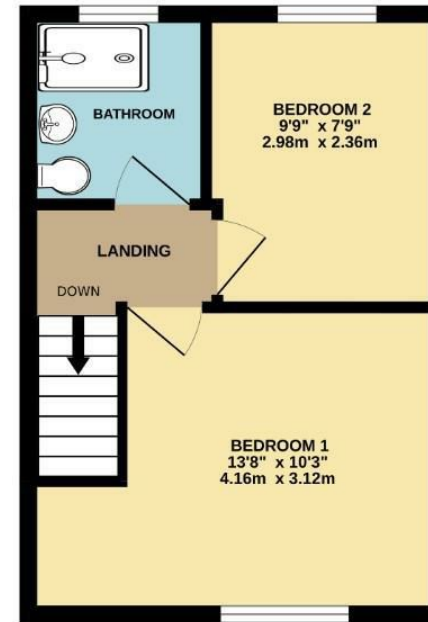
EPC Rating: **C**

Tenure: **Leasehold**

GROUND FLOOR  
302 sq.ft. (28.1 sq.m.) approx.



1ST FLOOR  
273 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA : 576 sq.ft. (53.5 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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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.