

51 Bourne Street

Wilmslow, SK9 5HA



*mosley jarman*



## 51 Bourne Street, Wilmslow, SK9 5HA

**Offers Over £375,000**

A beautifully presented and extended three double-bedroom mid-terrace family home, ideally located in central Wilmslow just a short stroll from Wilmslow town centre and close to Chapel Lane, known for its range of independent shops and local amenities. The property is also within walking distance of highly regarded local schools, making it perfect for families.

This home benefits from hardwood double glazing, gas-fired central heating powered by a combination boiler, off-road parking for two cars, and a private rear garden. It is offered for sale with no onward chain.

The accommodation briefly comprises an entrance hallway, a bright living room with a bay window, and a stylish dining kitchen fitted with matching wall and base units, integrated appliances and space for additional appliances, under-stairs storage, and direct access to the garden.

To the first floor, there is a landing leading to two double bedrooms, one of which features a walk-in wardrobe, along with a spacious, modern family bathroom.

The second floor offers a further generously sized double bedroom with a Velux window, creating a light and airy additional living space.



- Extended three bedroom family home
- Close to Chapel Lane with its range of independent shops and amenities
- Walking distance from Wilmslow town centre
- Close to excellent local schools
- Well presented throughout
- Off road parking for two cars
- Enclosed garden
- Modern dining kitchen
- No onward chain
- Freehold



### The Grounds & Gardens

To the front of the property, a driveway provides off-road parking for two cars. A ginnel runs along the side of the house, offering access to the enclosed rear garden, which can also be reached directly from the dining kitchen.

### 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:- 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 5HA**

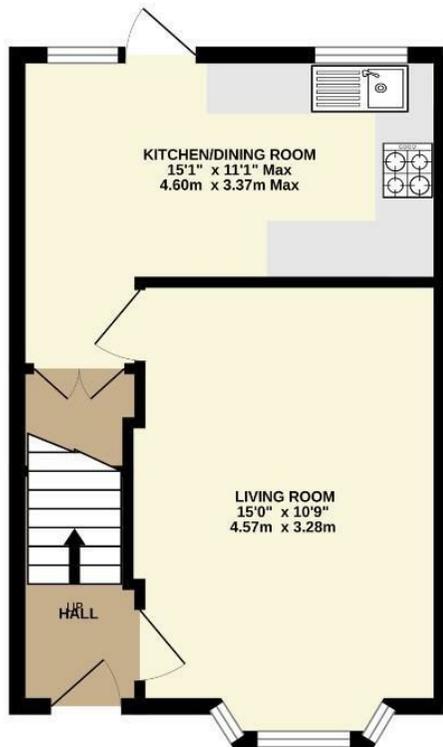
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Council Tax Band: **C**

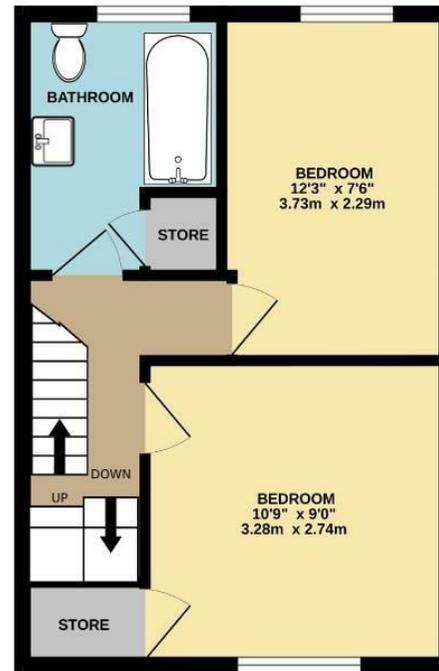
EPC Rating: **C**

Tenure: **Freehold**

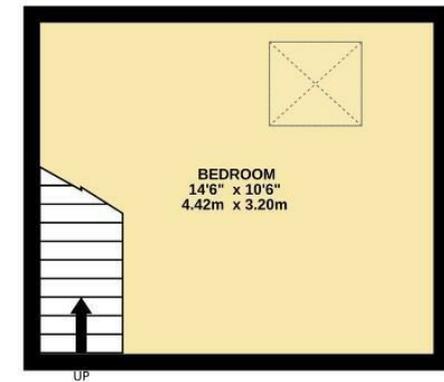
GROUND FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



1ST FLOOR  
347 sq.ft. (32.2 sq.m.) approx.



2ND FLOOR  
179 sq.ft. (16.6 sq.m.) approx.



TOTAL FLOOR AREA : 879 sq.ft. (81.7 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.