

8 Acacia Avenue

Wilmslow, SK9 6AX



mosley jarman



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Guide Price £425,000

An attractive box-bay fronted semi-detached house occupying a much sought-after cul-de-sac address in South Wilmslow.

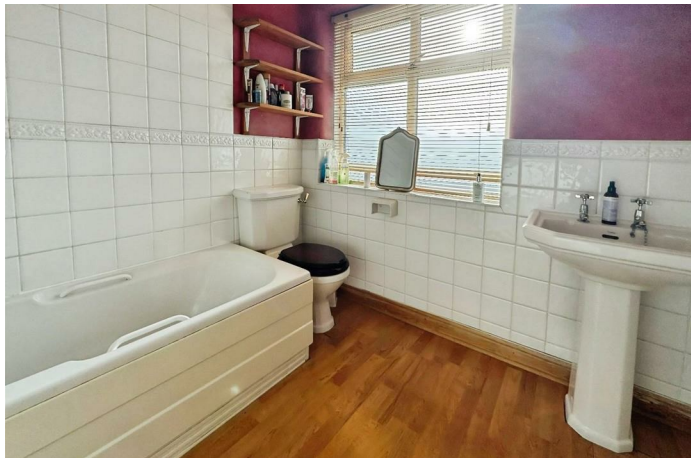
Although in need of modernisation, the house offers ample scope for redevelopment, with well-proportioned rooms, upvc double glazing and gas central heating already installed.

Positioned in a manageable southerly facing plot, the house offers off-road parking to the front to side driveway, leading to the rear detached garage. Whilst internally, the accommodation consists of a wide hallway, a separate living room with feature fireplace, then a sitting room with cast-iron stove opening up into the fitted breakfast kitchen.

There are three bedrooms to the first floor and a fitted white bathroom. Fitted bedroom furniture is offered to two of the bedrooms.



- AN ATTRACTIVE BOX BAY FRONTED SEMI-DETACHED HOUSE
- DESIRABLE CUL-DE-SAC LOCATION
- SOUTHERLY FACING REAR GARDEN
- AMPLE POTENTIAL FOR MODERNISATION
- TWO SEPARATE RECEPTION ROOMS
- THREE BEDROOMS
- FITTED BREAKFAST KITCHEN
- WHITE FITTED BATHROOM
- SOUTH WILMSLOW ADDRESS CLOSE TO MANY SCHOOLS/AMENITIES
- OFFERED FOR SALE WITH NO CHAIN



THE LOCATION

8 Acacia Avenue occupies a highly desirable South Wilmslow address, perfectly positioned for convenient family living. Just a short stroll from the popular shops and amenities of Chapel Lane, the property is also within easy reach of well-regarded local schools. Wilmslow town centre offers an excellent range of boutiques, restaurants and everyday services, while Wilmslow railway station provides direct rail links to Manchester and London. For commuters and international travel, Manchester Airport is conveniently close by, making this an exceptionally well-connected and sought-after location.

GROUNDS & GARDENS

The property is approached over a front driveway which gives access down the side of the property to the rear single garage. There is then a manageable lawned southerly facing garden to the rear.

IMPORTANT INFORMATION

Council Tax Band: D

EPC:

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. Very low risk of surface water flooding.

Broadband^{**}: Openreach- FTTC (Fibre to the Cabinet). 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^{*}.

Parking: Off road parking to the front of the property.

Tenure: Leasehold. 999 year lease with a £4.50 PA Ground Rent.

^{*} 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 6AX**

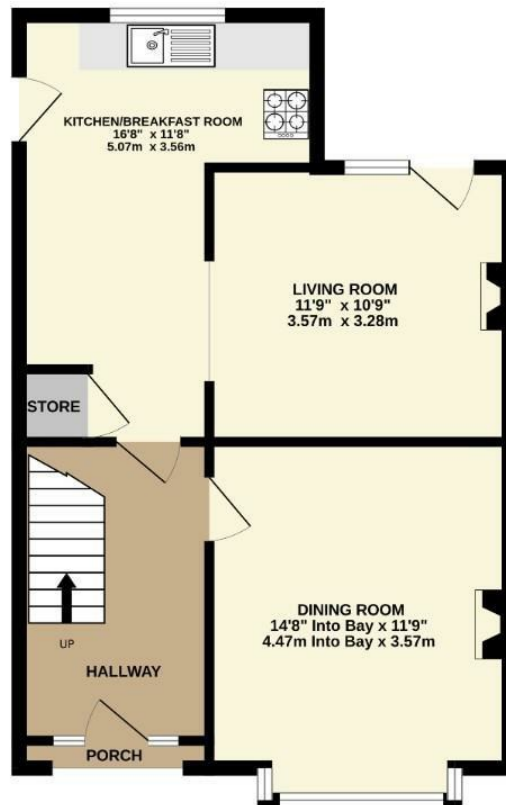
What 3 Words: **traded.drop.allow**

Council Tax Band: **D**

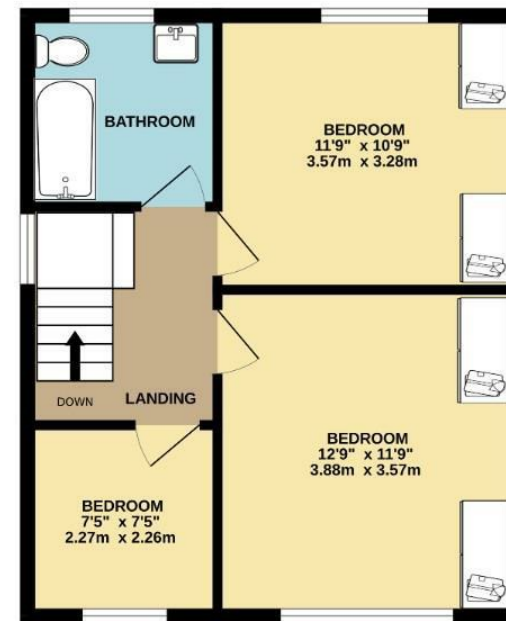
EPC Rating: **TBC**

Tenure: **Leasehold**

GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 970 sq.ft. (90.1 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.