



1 Finney Drive, Wilmslow - SK9 2ES

£495,000

mosley jarman *M*



1 Finney Drive

Wilmslow

- Three bedroom detached home
- EPC rating - E
- Existing planning permission to extend - Cheshire East application no - 23/1206m
- Brick paved driveway and enclosed south facing rear garden
- Stylishly presented accommodation
- Stunning dining kitchen (with a large island and granite work surfaces)
- No vendor chain
- Not overlooked to the front or rear

The property is situated in a quiet and convenient location with nearby access to the airport, the A555 and both Lacey Green and Wilmslow Grange Primary Schools.



A stylishly presented and spacious three-bedroom, bay-fronted 1930s detached house, occupying an enviable position with no properties directly overlooking the front or rear. The well-proportioned accommodation comprises a covered entrance porch with meter cupboards and useful post/parcel storage, welcoming entrance hall, downstairs WC and a good-sized living room featuring a bay window. The impressive dining kitchen measures approximately 18'8" x 12'1" and is ideal for entertaining, fitted with modern cream cabinetry, granite work surfaces and integrated appliances, together with a large central island providing space for bar stools. A conservatory completes the ground floor.

To the first floor there is a landing with loft access, three bedrooms, one of which benefits from modern fitted wardrobes with sliding doors, a contemporary family bathroom fitted with modern white sanitary ware, bath with shower fittings and glass screen, modern tiling and a ladder-style radiator, together with a separate WC.

Further benefits include double glazing, gas-fired central heating via a combination boiler, LED downlighting and a security alarm.

NO VENDOR CHAIN.

There is excellent potential for further enlargement, with **planning permission already granted**, making this an exciting opportunity for buyers looking to create an even larger family home in the future.

IMPORTANT INFORMATION

- EPC grade:
- Council tax band: E
- Tenure: Freehold
- Flood risk: Very low
- Utilities: Mains gas, electric, water & sewage
- Services: FTTP & mobile service with most main providers





Mosley Jarman

Mosley Jarman, 44 Alderley Road, Wilmslow - SK9 1NY

01625444899 • wilmslow@mosleyjarman.co.uk • www.mosleyjarman.co.uk/

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