



**Alma Lane, Wilmslow**  
Wilmslow, Cheshire, SK9 5EY

**Asking Price £485,000**

- Impressive, far-reaching rear garden space
- Central Wilmslow
- Well proportioned bedrooms
- 0.4 miles to Gorsey bank primary school
- Extended
- Principal bedroom with en-suite
- Spacious reception rooms
- 0.8 miles to Wilmslow Train Station
- Beautiful Cottage home bursting with characterful features

## PROPERTY SUMMARY

Alma Lane, Wilmslow, is a delightful terraced house which offers three well-proportioned bedrooms, including a principal bedroom complete with an en-suite bathroom. This cottage is bursting with character!

The house features two inviting reception rooms, which lead to the spacious kitchen and patio doors following through to the serene garden. The expansive garden is a beautiful standout feature, offering a large amount of beautifully landscaped outdoor space with various patio areas.

Outside, the front of the property there is off-road parking for one vehicle.

The convenient location means that local amenities, schools, and transport links are all within easy reach. As it is only 0.8 miles to Wilmslow train station and 0.4 miles from your nearest primary school (Gorse Bank primary school).

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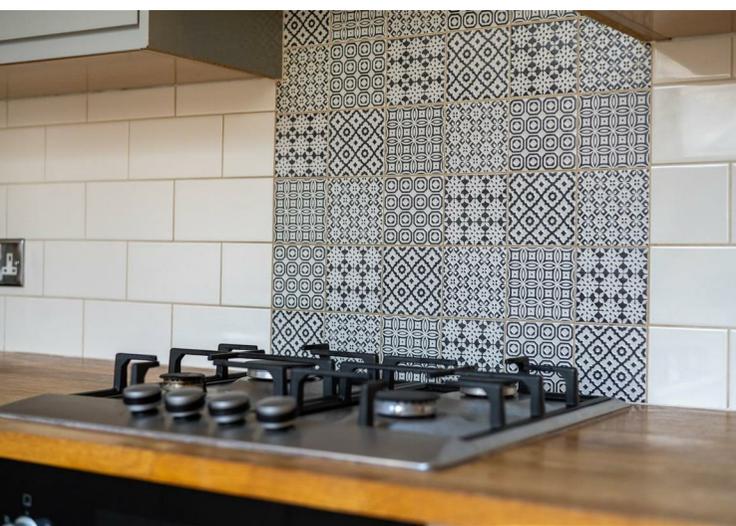


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**Ground Floor**  
Approx. 54.3 sq. metres (584.5 sq. feet)



**First Floor**  
Approx. 43.1 sq. metres (463.6 sq. feet)



Total area: approx. 97.4 sq. metres (1048.1 sq. feet)  
Measurements are approximate. Floor plans are not to scale and for illustrative purposes only.  
Plan produced using PlanUp.

**Council Tax Band:**  
Tax Band D

**Tenure:**  
Flying Freehold

**Local Authority:**  
Cheshire East

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	77
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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