



3 Winchester Close, Wilmslow - SK9 6BZ

Offers Over £400,000

mosley jarman *M*

3 Winchester Close

Wilmslow

A well-maintained and generously proportioned four-bedroom semi-detached family home, occupying a pleasant position within a small and quiet cul-de-sac in one of South Wilmslow's most sought-after residential locations, just off Moor Lane. The property enjoys convenient access to highly regarded primary schools, the open countryside and walking trails of Lindow Common, and is within easy walking distance of Wilmslow town centre, the train station and a wide range of local amenities. This is a rare opportunity to acquire a spacious family home in a prime South Wilmslow location, offering tremendous scope to modernise, extend and add value, whilst enjoying excellent access to schools, amenities and transport links.

- Four bedroom family home
- Located within a small and quiet cul-de-sac
- South Wilmslow Location
- Convenient access to highly regarded primary schools and countryside walks
- No onward chain
- Potential to extend and improve subject to planning consent
- Two reception rooms
- Off road parking
- Well established gardens
- Leasehold- 999 year lease with approx 940 years remaining





Having been lovingly maintained over many years, neighbouring properties in the area having been extended and remodelled, the house also offers excellent potential for enlargement and reconfiguration, subject to the necessary planning permissions, allowing buyers to create a bespoke long-term family home in a highly desirable location. The accommodation comprises an entrance hallway with useful storage and a downstairs WC, a spacious living room which enjoys direct access to the conservatory overlooking the rear garden, a separate dining room ideal for family meals and entertaining, and a fitted kitchen providing ample storage and workspace. To the first floor, the landing incorporates an airing cupboard and provides access to four well-proportioned bedrooms, all of which benefit from fitted wardrobes, together with a modern shower room.

Important Information

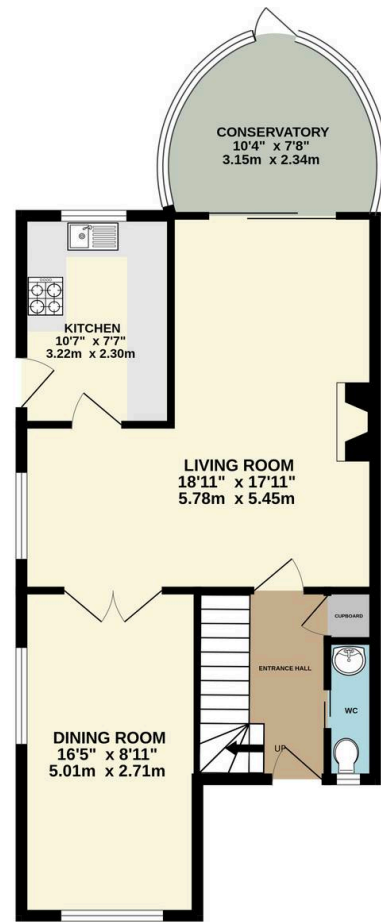
- Council Tax Band: D
- EPC Grade: TBC
- Heating - Gas central heating (radiators)
- Mains - Gas, Electric, waters and drains
- Property Construction- Brick built with tiled roof
- Flood Risk*: Very low risk of flooding from rivers & seas. Very low risk of surface water flooding.
- Broadband***: Openreach- 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 to the front of the property.
- Rights of Way & Restrictive Covenants: TBC
- Tenure: Leasehold- 999 year lease. Approx 940 years remaining

* Information provided by [GOV.UK](https://www.gov.uk)

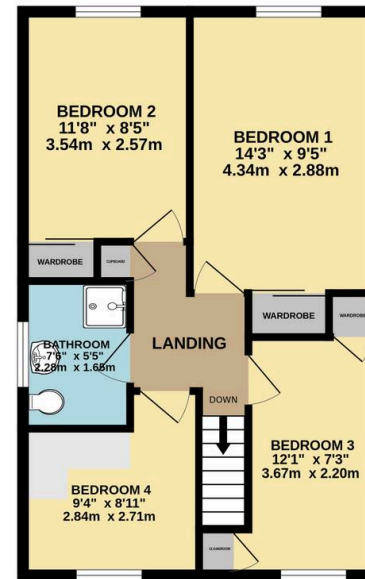
**Information provided by Ofcom checker.

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.

GROUND FLOOR
653 sq.ft. (60.7 sq.m.) approx.



1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA: 1163 sq.ft. (108.0 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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The Agent has not tested any fixtures, fittings, equipment, or services and cannot confirm they are in working order. Property details are provided by the vendor, and the Agent accepts no liability for errors. A purchase through the agency will incur an administration fee covering Anti-Money Laundering (AML) checks, identity verification, and ongoing compliance monitoring.