

6 Eccups Lane  
Wilmslow



Guide Price £475,000

Andrew J Nowell  
& Company





## 6 Eccups Lane, Wilmslow, SK9 5NZ

A charming, extended two-bedroom cottage with stunning open views to the front and rear across the neighbouring countryside.

- Open Plan Living
- Character Features
- Off Road Parking
- Two Double Bedrooms

6 Eccups Lane is a period mid-terrace cottage which has been tastefully extended and remodelled to provide well-balanced two-bedroom accommodation.

A feature of particular note is the stunning open plan living dining kitchen with Velux windows and bi-folding doors opening onto the garden. The kitchen has shaker style units, Quooker hot water tap, large breakfast bar with quartz worktops and beautiful wooden flooring. Off the kitchen is a downstairs WC and utility area.

In addition on the ground floor is the sitting room with central fireplace with log burning stove and oak mantle.

To the first floor are two double bedrooms both with stunning open views across the neighbouring countryside. There is a central landing with large storage cupboard and the bathroom which has been cleverly designed to maximise space with a skylight providing natural light.







Externally the property is approached via a stone flagged driveway offering off road parking (with electric car charger).

To the rear is an immaculately landscaped garden, with stone flagged patio and pergola, lawn and brick outbuildings ideal for storage. The garden enjoys a South Easterly aspect with open countryside beyond.

Located a short drive from Wilmslow Town Centre Eccups Lane is ideally located to enjoy the rural position whilst retaining the convenience of Wilmslow Town Centre which has everything for day-to-day needs and the train station with links to Manchester and London.

### Important Information

Council Tax – Cheshire East Band D

EPC Rating – D

Tenure – Freehold

Heating: Oil Fired Central Heating

Services: Mains Electric & Water, Drainage via septic tank (not compliant with latest regulations)

Parking: Driveway

What 3 Words – [///carriage-surfaces-quality](#)

Flood Risk\*: Very low risk of flooding

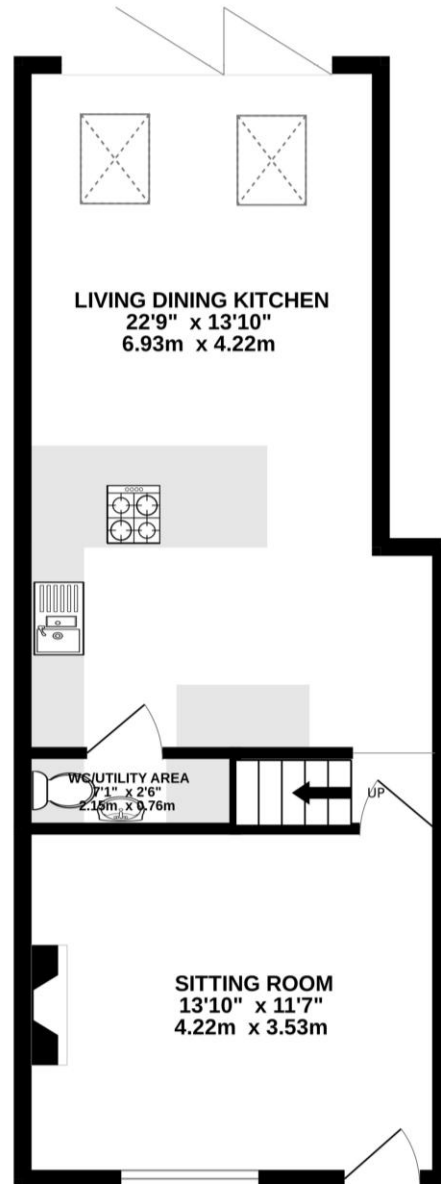
Broadband\*\*: Superfast broadband available

Mobile Coverage\*\*: Mobile coverage with main providers (EE, O2, Three & Vodafone) limited coverage indoors with O2 and Three.

\* Information provided by GOV.UK

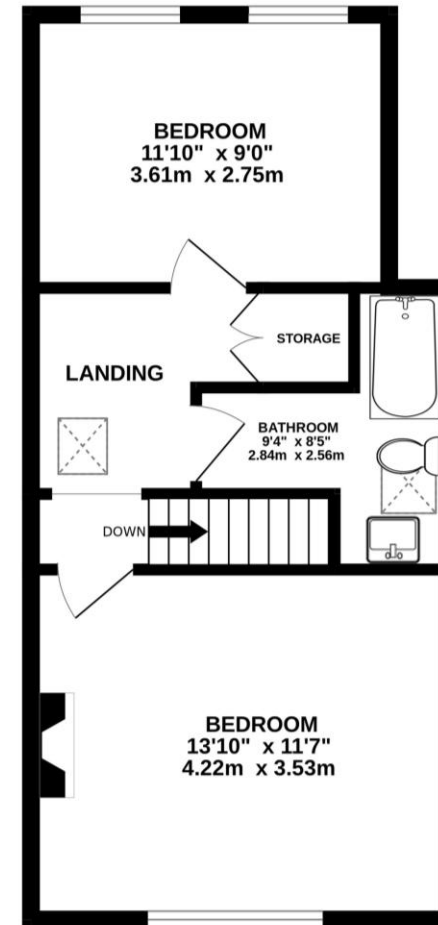
\*\*Information provided by Ofcom checker.

The information isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.



GROUND FLOOR  
474 sq.ft. (44.0 sq.m.) approx.

TOTAL FLOOR AREA : 867 sq.ft. (80.5 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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1ST FLOOR  
393 sq.ft. (36.5 sq.m.) approx.

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