

22 Bailey Road
Wilmslow



Guide Price - £425,000

Andrew J Nowell
& Company



22 Bailey Road, Wilmslow, SK9 2TX

An immaculate semi-detached home constructed in 2019. Situated on this popular development within walking distance of local shops and green spaces.

- Three Bedrooms
- EV Car Charger
- Off Road Parking
- Landscaped Garden

Located within the Heathfield Farm development 22 Bailey Road occupies a desirable position overlooking the green space and close to the park.

Offering well-balanced accommodation, on the ground floor is the entrance hall with cloaks cupboard. From the hall is the living room which opens through to the open plan kitchen/dining room. The kitchen has modern gloss units and Quartz worksurfaces and integrated appliances with double French doors opening onto the garden. There is a large understairs cupboard/pantry and downstairs WC.

To the first floor is a central landing with the principal bedroom with built in wardrobes and en-suite shower room. There are two further bedrooms and the family bathroom. Both bathrooms have contemporary fittings and modern tiling.





Important Information

What 3 Words - ///means.dogs.globe

Council Tax - Cheshire East Band D

EPC Rating - B (84/96)

Tenure - Freehold
Estate Charge £18.84 per month

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway

The seller of the property is an employee of Andrew J Nowell

Flood Risk*: High risk of flooding from surface water. Very low risk of flooding from rivers and seas.

Broadband**: Ultrafast broadband available

Mobile Coverage**: Mobile coverage with main providers (EE, O2 & Vodafone) limited coverage indoors. (Limited to no coverage with Three)

* Information provided by GOV.UK

**Information provided by Ofcom checker.

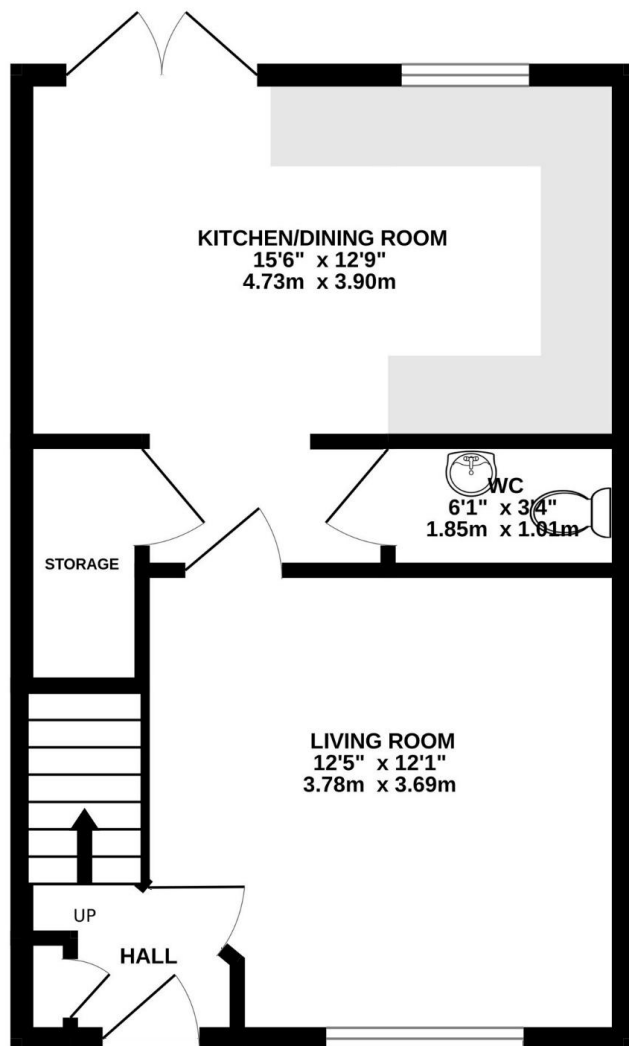
The information isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

Externally the property is approached via a driveway offering parking for two cars and an electric charging point.

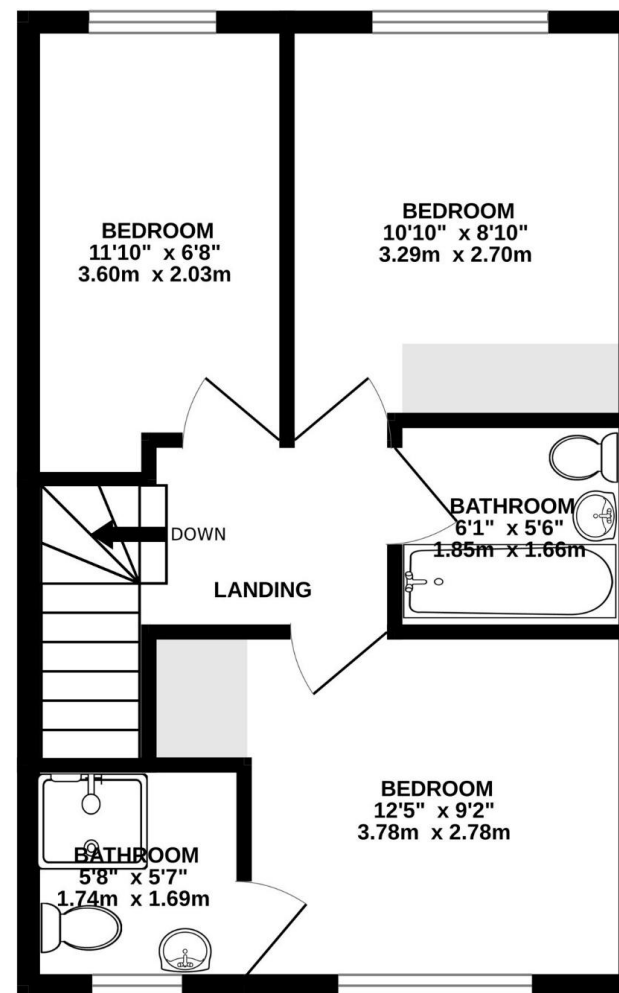
To the rear is a good-sized garden with two stone flagged patios (one with covered pergola), lawn, raised beds with wooden sleepers and large shed offering ample storage.

Situated a short walk from the local shops, Heathfield Farm is conveniently located within easy reach of the A34 and Wilmslow Town Centre with rail links to Manchester and London.

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 856 sq.ft. (80 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.
Made with Metropix ©2025

8 London Road, Alderley Edge, Cheshire SK9 7JS

Email: mail@andrewjnowell.co.uk

T 01625 585905

www.andrewjnowell.co.uk

**Andrew J Nowell
& Company**

N.B. Andrew J. Nowell & Company for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition or necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Andrew J. Nowell & Company has any authority to make or give any representation or warranty whatever in relation to this property.