

# 3 Broomfield Close

Wilmslow, Cheshire, SK9 2NL



*mosley jarman*



## 3 Broomfield Close, Wilmslow, Cheshire, SK9 2NL

**£335,000**

This beautifully presented three-bedroom semi-detached family home is located in a quiet cul-de-sac within the sought-after Summerfields Estate. Ideally positioned for convenient access to the A34 by-pass, the property offers excellent connectivity to Manchester City Centre, the national motorway network, and Manchester Airport.

The home benefits from UPVC double glazing, gas central heating powered by a combination boiler, off-road parking, and a southwest-facing rear garden. It is offered for sale with no onward chain, making it an attractive option for families and first-time buyers alike.

Upon entering the property, there is an enclosed porch with a recessed cloak and shoe cupboard, leading into a spacious open-plan reception room. This dual-aspect living space features Karndean flooring, a lounge area with a bay window, and an inset living flame gas fire with a timber surround and granite hearth. The modern dining kitchen has been refitted with sleek white high-gloss handleless units and includes a large breakfast bar. A full range of integrated appliances is provided, including a double oven, five-burner gas hob with stainless steel splashback, extractor canopy, dishwasher, integrated fridge freezer, and washing machine. French doors at the rear open directly onto the garden, creating a seamless indoor-outdoor connection.

Upstairs, the landing provides access to the loft and an airing cupboard. There are three well-proportioned bedrooms, one of which includes a fitted wardrobe. The bathroom is fitted with contemporary white sanitary ware and features a bath with a glass shower screen, Mira Moto thermostatic shower fittings, and a chrome ladder radiator.

This is a superb opportunity to acquire a well-maintained family home in a highly desirable location. Early viewing is recommended.

- Quiet cul-de-sac location forming part of the 'Summerfield Estate'
- UPVC double glazed, gas fired central heating and alarmed
- Re-fitted dining kitchen with integrated appliances
- EPC rating C
- Well presented throughout
- Three bedrooms
- Sought after location
- Driveway and attractive private south westerly facing rear garden
- Council Tax: Band C (Cheshire East)
- No onward chain



### The Grounds & Gardens

A driveway to the front provides off road parking for two cars. To the rear there is a private garden which enjoys a south westerly aspect and is laid mainly to lawn with a timber decking area. Timber shed and cold-water tap.

### The Location

Wilmslow is a vibrant, sought-after town located in Cheshire, renowned for its blend of scenic beauty, excellent transport links, and a strong sense of community. Known for its high standard of living, Wilmslow offers a variety of shops, restaurants, and local amenities, making it a popular choice for families and professionals alike. The town is surrounded by picturesque countryside, including the nearby Bollin Valley, offering plenty of outdoor recreational opportunities. With its close proximity to Manchester, excellent

schools, and easy access to Wilmslow train station, which provides direct routes to London, Wilmslow is a perfect balance of convenience and rural charm. Its attractive combination of lifestyle and location makes it one of the most desirable places to live in the region.

### Important Information

EPC grade: C

Heating - Gas central heating (radiators)

Mains - Gas, Electric, waters and drains

Property Construction- Brick built with tiled roof

Tenure: Leasehold. 953 years remaining / £25 per annum.

\* Information provided by 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.

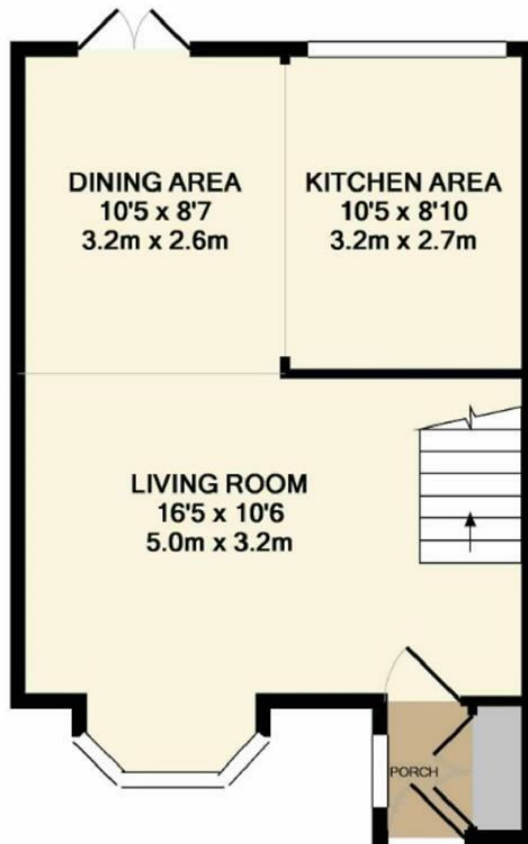
Postcode: **SK9 2NL**

What 3 Words: **tides.headed.defeat**

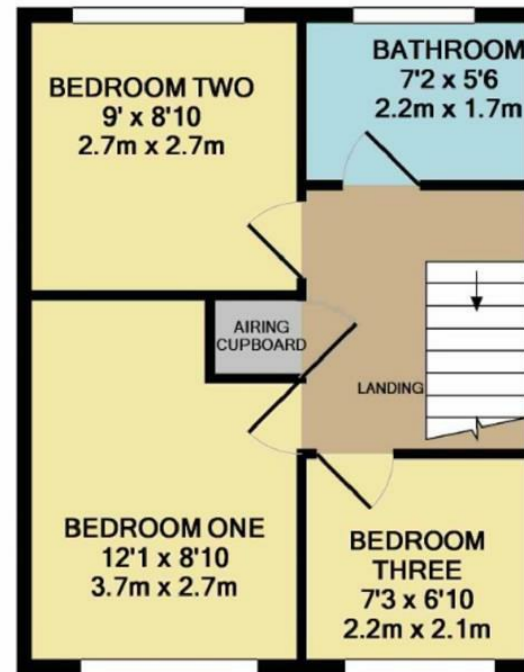
Council Tax Band: **C**

EPC Rating: **C**

Tenure: **Leasehold**



GROUND FLOOR  
APPROX. FLOOR  
AREA 379 SQ.FT.  
(35.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 345 SQ.FT.  
(32.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 724 SQ.FT. (67.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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