

18 Croft Road

Wilmslow, SK9 6JJ



mosley jarman



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Guide Price £875,000

Built in 1983, this individually designed, well proportioned and spacious property is the ideal family home situated in a convenient location close to local amenities.

A welcoming entrance hall (with recessed cloakroom) leads to a spacious living room with dual-aspect windows and a gas fire. Adjacent to the living room is a bright and airy dining room/orangery (with underfloor heating in the orangery section), extended in 2014. The kitchen/breakfast room is thoughtfully designed, with plenty of storage and integrated appliances, such as a Bosch oven, ceramic hob, microwave, and a fridge, with additional space for a dishwasher. Furthermore, the property benefits from a convenient utility room with space for a washer/dryer and an integrated fridge freezer. A downstairs WC and internal door to the double garage (with electric door) complete the ground floor.

Upstairs, the master suite features a large bedroom with walk through dressing area (with built in wardrobes) and en-suite bathroom. Three further generously sized double bedrooms provide ample space for family members or guests, with one currently being used as a home office. A spacious family bathroom with a bath, shower over, and heated towel rail completes the upper floor.

- Situated within a convenient cul-de-sac location
- Bright, airy dining room/orangery
- Large, private, enclosed rear garden
- Close to Wilmslow town centre, local schools and shops
- Four generous double bedrooms
- Spacious accommodation throughout



The Grounds & Gardens

To the rear, the property offers a large, private garden, featuring a York Stone patio, garden sheds, and a greenhouse. External power and a tap. A side gate offers easy access to the garden from the front.

At the front of the property, the lawned garden is complemented by a large driveway with ample off-road parking leading to the double garage.

The Location

Set in a quiet yet highly accessible cul-de-sac, this property is within easy reach of Wilmslow town centre, renowned schools such as Ashdene Primary School, and excellent transport links including Wilmslow railway station and motorway networks.

Important Information

Council Tax Band: F

EPC grade: C

Heating: Gas. Partial underfloor electric heating.

Mains: Gas, Electric, Water

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

Broadband**: Ultrafast Full Fibre Broadband available at the property. (FTTP/Fibre To The Property).

Mobile Coverage**: Mobile coverage with EE likely. Please check further if you are with other networks. Vendors are currently with BT.

Parking: Off road parking to the front of the property.

Rights of Way & Restrictive Covenants: There are certain restrictions on the Title Register, however these are of a standard nature. Please contact Mosley Jarman for further information.

Accessibility: The kerb has been dropped to the front of the property.

Tree Preservation Order: Please note, there is a TPO on the oak tree at the back of the garden.

Tenure: Freehold

* Information provided by GOV.UK

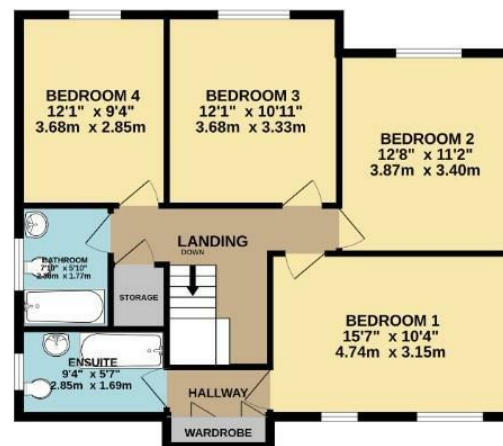
**Information provided by Ofcom checker.

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.

GROUND FLOOR
1160 sq.ft. (107.8 sq.m.) approx.



1ST FLOOR
786 sq.ft. (73.0 sq.m.) approx.



TOTAL FLOOR AREA: 1946 sq.ft. (180.8 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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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.