

24 Paxford Place

Wilmslow, SK9 1NL



*mosley jarman*





## 24 Paxford Place, Wilmslow, SK9 1NL

**£700,000**

This spacious and well-maintained four-bedroom detached family home is set on a generous corner plot within a quiet cul-de-sac off Holly Road South, offering a central Wilmslow location just a short walk from the town centre, the train station, and a variety of local amenities, while also providing easy access to the A34. The property lies within reach of popular local schools and benefits from UPVC double glazing, gas-fired central heating, off-road parking, established gardens, and a detached double garage. In addition to its current appeal, the home presents excellent potential to extend and remodel, subject to the necessary planning consent, and is available for sale with no onward chain.

The accommodation opens with an entrance porch leading into a welcoming hallway that provides access to a downstairs WC. The kitchen is fitted with modern matching wall and base units alongside integrated appliances, and it flows into a dining room ideal for family meals or entertaining. A spacious L-shaped, dual-aspect living room forms the heart of the home, featuring French doors that open directly onto the garden, while an adjoining garden room offers additional light and versatility. Upstairs, the landing includes useful storage and leads to a master bedroom complete with fitted wardrobes and a stylish en suite shower room. There are three further bedrooms, two of which also feature fitted wardrobes, and a large, modern family bathroom completes the first-floor accommodation.



- Four bedroom detached family home
- Central Wilmslow location
- Off road parking
- Corner plot with gardens to three sides
- Down stairs wc
- Quiet cul-de-sac off Holly Road South
- No onward chain
- Detached garage
- Two bathrooms





### The Grounds & Gardens

At the front of the property, a driveway provides off-road parking and leads to a detached double garage. Set on a generous corner plot, the home is surrounded by well-established gardens on three sides. The rear garden enjoys a Southerly aspect and a high degree of privacy, being mainly laid to lawn with a patio area, offering an ideal space for outdoor relaxation and entertaining.

### 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

Council Tax Band: F

EPC grade: D

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 & detached garage.

Rights of Way & Restrictive Covenants: TBC

Water Meter- TBC

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.

Postcode: **SK9 1NL**

What 3 Words: **living.tiger.wings**

Council Tax Band: **F**

EPC Rating: **D**

Tenure: **Freehold**

GROUND FLOOR  
1142 sq.ft. (106.1 sq.m.) approx.



1ST FLOOR  
749 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA : 1891 sq.ft. (175.7 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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