

5 Eton Row Altrincham Road
Wilmslow, SK9 5ND



mosley jarman



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£250,000

Positioned within an attractive period conversion in the heart of Wilmslow Town Centre, a stylish two storey bay fronted duplex apartment with gated secure off-road parking.

Neutrally presented throughout, this excellent apartment offers spacious accommodation with a welcoming private hallway, then a large living-dining modern fitted kitchen with integrated appliances, two bedrooms with the principal bedroom having an en-suite shower room, plus a fitted white fully tiled bathroom.

The development takes great benefit from a highly convenient central location within the town centre overlooking a small park to the front and offering an allocated parking space to the rear electric gated parking area.



- SPACIOUS BAY FRONTED DUPLEX APARTMENT
- GATED SECURE PARKING TO THE REAR
- SPACIOUS LIVING-DINING FITTED KITCHEN
- EN-SUITE SHOWER ROOM TO THE PRINCIPAL BEDROOM
- WALKING DISTANCE TO THE TRAIN STATION
- DESIRABLE CENTRAL CONVENIENT LOCATION
- TWO BEDROOMS FOUND ACROSS TWO FLOORS
- MODERN FITTED BATHROOM
- NEUTRALLY DECORATED THROUGHOUT
- ATTRACTIVE PERIOD CONVERSION



Grounds and Gardens

The apartment is approached via either a gated pedestrian access to one side of the development or via the electric double vehicular gates to the centre of the development. Travelling through the gates into the communal block paved parking area, an allocated space is located to the left hand side.

The Location

Apartment 5, Eton Row, is ideally situated on Altrincham Road in the heart of Wilmslow, offering a prime town centre location. Just a short stroll from the vibrant high street, residents enjoy immediate access to a wide range of shops, cafes, restaurants, and local amenities. For commuters, Wilmslow Train Station is conveniently nearby, providing fast and direct links to Manchester, London, and beyond, making this an excellent choice for professionals and city workers. This sought-after address combines town centre living with superb connectivity.

Important Information

Council Tax Band: B

EPC grade: C

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 coverage.

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

Rights of Way & Restrictive Covenants: TBC

Tenure: Leasehold.

^{*} 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 5ND**

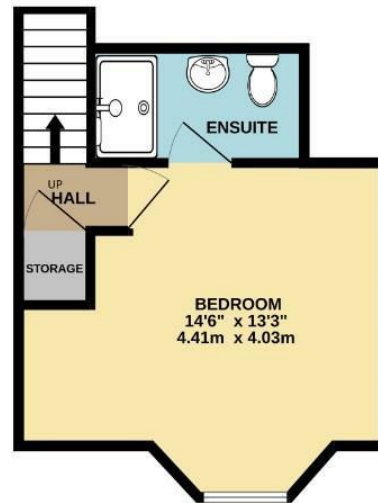
What 3 Words: **stacks.grow.tower**

Council Tax Band: **B**

EPC Rating: **C**

Tenure: **Leasehold**

LOWER GROUND FLOOR
228 sq.ft. (21.2 sq.m.) approx.



GROUND FLOOR
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 660 sq.ft. (61.3 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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