

8 Simpson Street

Wilmslow, Cheshire, SK9 5EZ



mosley jarman



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£425,000

A stylish and beautifully presented extended three-bedroom Victorian mid-terrace home ideally positioned in the heart of Wilmslow, just a short walk from the town centre, excellent amenities, restaurants and transport links.

This attractive period property combines character features with modern living and benefits from double glazing, gas-fired central heating via a combination boiler, off-road parking, and a large rear garden. The accommodation comprises an entrance hall, a charming lounge featuring an open fireplace, a separate living-dining room with feature fireplace and useful under-stairs storage for flexible living space. The rear of the property is a beautifully extended breakfast kitchen with vaulted ceilings and Velux windows, allowing natural light to flood the space, ideal for everyday living and entertaining. It has been thoughtfully designed with a range of contemporary matching wall and base units, integrated appliances and space for additional appliances. A convenient downstairs WC completes the ground floor. To the first floor the landing leads to three bedrooms including a spacious principal double bedroom with a walk-in wardrobe and beautiful feature fireplace. There are two further small double bedrooms offering flexible accommodation for family, guests or home working. The family bathroom is fitted with a three-piece suite and heated towel rail. Substantial loft space offers potential for conversion to increase living space/property value, subject to planning.

A wonderful opportunity to acquire a characterful home within easy reach of Wilmslow town centre, local schools and excellent transport links.

- Extended Victorian mid-terrace home
- Three bedrooms
- Modern bathroom
- Mature rear gardens
- Freehold
- Central Wilmslow location
- Delightful family breakfast kitchen
- Off road parking to front
- No onward chain
- EPC rating: D





The Grounds & Gardens

Externally the property continues to impress, to the front there is a driveway providing valuable off-road parking. To the rear lies a large well-established private garden featuring a lawn, patio area, mature shrubs, a timber shed and a raised border area, perfect for keen gardeners or those looking for a functional, charming 'grow your own' feature.

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: D

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 BT, Virgin Media, EE & Three^{*}

Mobile Coverage^{**}: Mobile coverage at the property available with all main providers^{*}.

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

Rights of Way- Shared access at rear for taking bins out

Water Metre- 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.

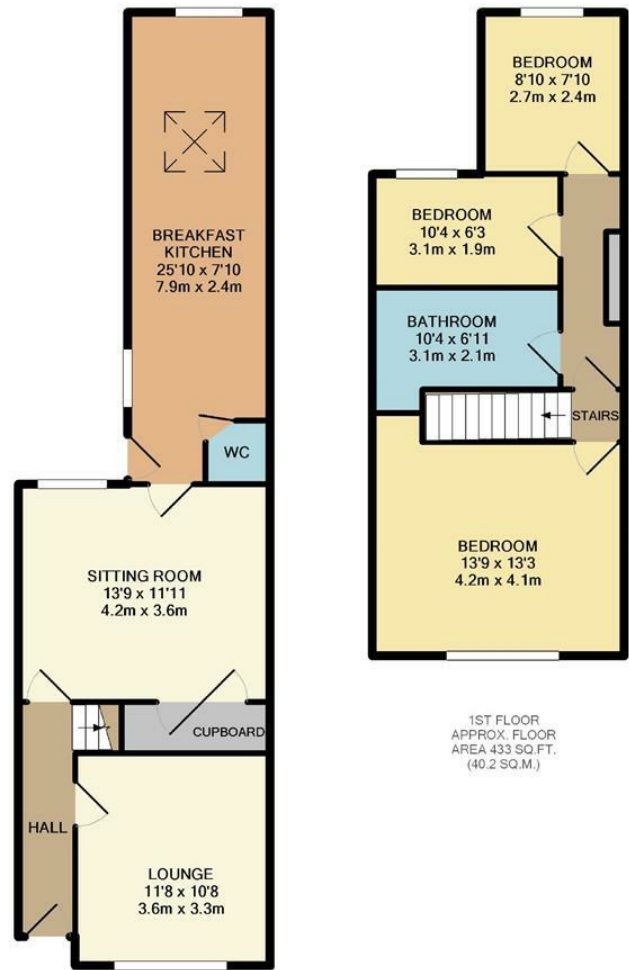
Postcode: **SK9 5EZ**

What 3 Words: **foal.firms.voted**

Council Tax Band: **D**

EPC Rating: **D**

Tenure: **Freehold**



GROUND FLOOR
APPROX. FLOOR
AREA 561 SQ.FT.
(52.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 433 SQ.FT.
(40.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 994 SQ.FT. (92.3 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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