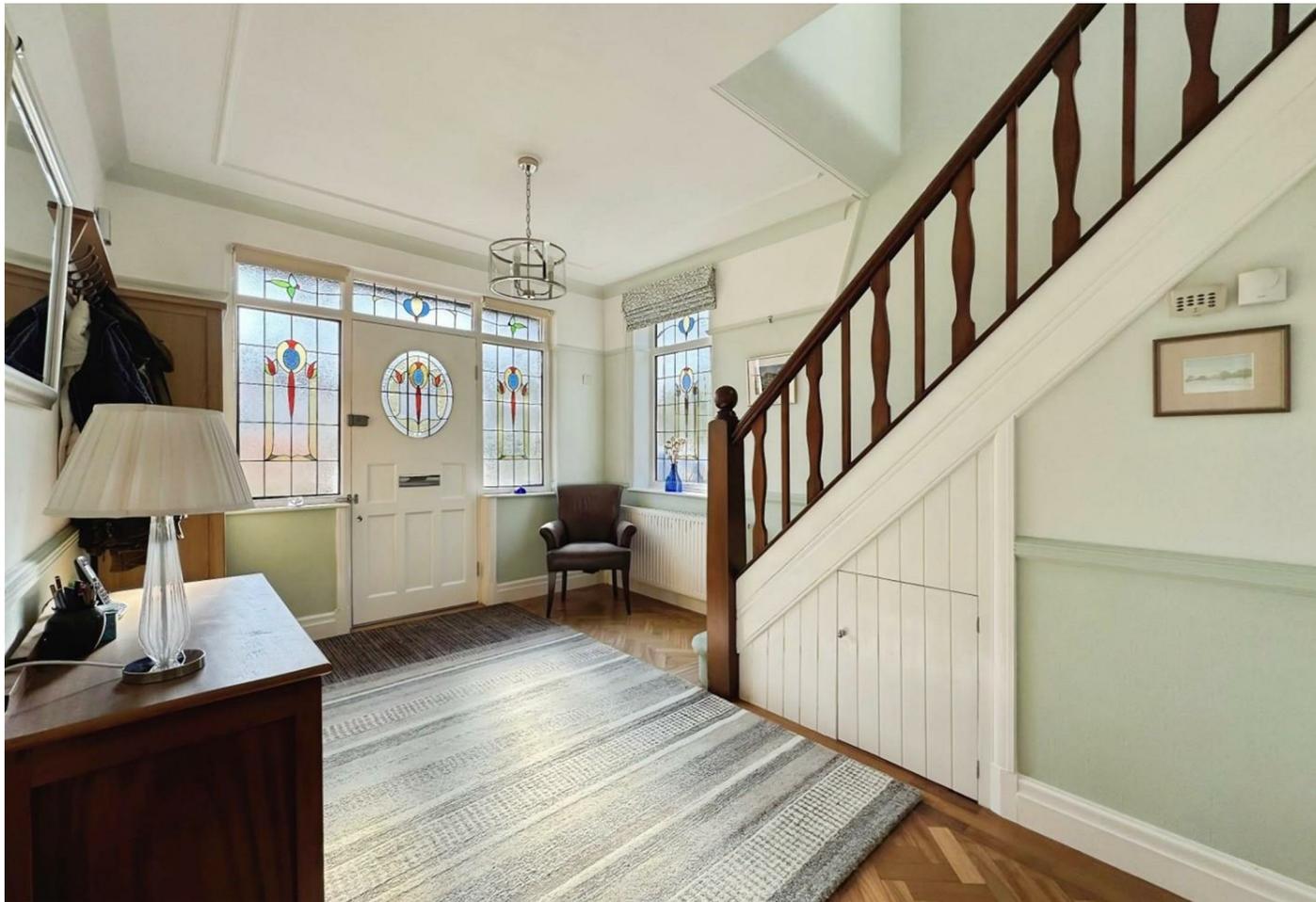


98 Knutsford Road
Wilmslow, SK9 6JD



mosley jarman



98 Knutsford Road, Wilmslow, SK9 6JD

Guide Price £775,000

An extremely handsome deep bay-fronted traditional semi-detached house positioned along the ever popular tree-lined Knutsford Road and boasting a wealth of original features throughout the spacious accommodation.

The house occupies a large plot, with ample off-road parking to the front and a mature large secluded lawned garden to the rear with detached garage.

Internally, the accommodation consists of a welcoming wide reception hallway with a cloakroom, then a separate living room, rear sitting room and a fitted dining kitchen.

There are four bedrooms to the first floor, along with a well-sized fitted bathroom. Fitted furniture is found to the principal bedroom. We have been told by our client that the loft space would create an ideal extension/third floor as neighbours have done.



- HANDSOME BAY-FRONTED SEMI-DETACHED HOUSE
- A WEALTH OF ORIGINAL FEATURES THROUGHOUT
- TWO LARGE RECEPTION ROOMS
- FITTED DINING KITCHEN
- AMPLE PARKING AND SINGLE GARAGE
- DESIRABLE TREE-LINED POSITION ALONG KNUTSFORD ROAD
- FOUR BEDROOMS
- A WIDE WELCOMING HALLWAY
- LARGE MATURE REAR GARDEN
- CLOSE TO ASHDENE PRIMARY SCHOOL



THE LOCATION

98 Knutsford Road enjoys a highly convenient setting just a short stroll from the vibrant centre of Wilmslow, with its excellent range of shops, cafés and restaurants. The property is ideally positioned for families, being within easy reach of Ashdene Primary School and Wilmslow High School, both highly regarded locally. Wilmslow train station offers regular direct services to Manchester and London, while Manchester Airport is just a short drive away, making this an ideal location for commuters and frequent travellers alike.

GROUNDS & GARDENS

The house is approached via a large tarmac driveway which is gated to the side and then travels down the side of the house accessing the rear detached garage. The rear garden is a delight, with a mainly large lawned area, substantial patio and well-stocked mature enveloping borders.

IMPORTANT INFORMATION

Council Tax Band: E

EPC: TBC

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- FTTC (Fibre to the Cabinet). 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*.

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

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 6JD**

What 3 Words: **notes.limes.chef**

Council Tax Band: **E**

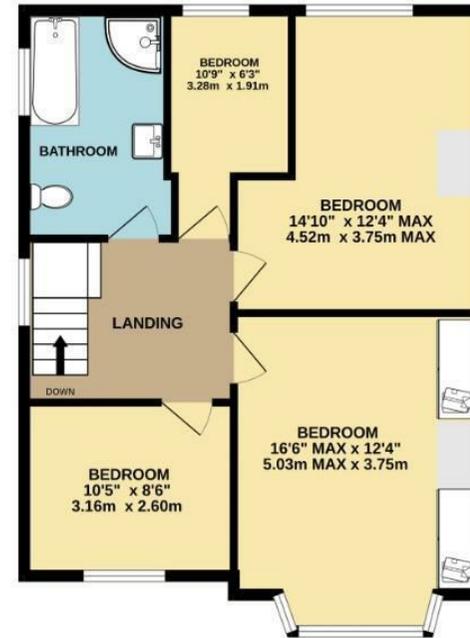
EPC Rating: **TBC**

Tenure: **Freehold**

GROUND FLOOR
937 sq.ft. (87.1 sq.m.) approx.



1ST FLOOR
656 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA : 1593 sq.ft. (148.0 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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44 Alderley Road, Wilmslow, Cheshire, SK9 1NY

Email: wilmslow@mosleyjarman.co.uk

T: 01625 444899
www.mosleyjarman.co.uk

mosley jarman

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.