

2 Church Walk

Wilmslow, SK9 5JF



mosley jarman



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£350,000

Video Tour Available- A beautifully presented and characterful Victorian semi-detached home, offering two generously sized double bedrooms, located in a private and highly convenient position. Nestled close to the popular local shops and amenities on Chapel Lane, the property is also within easy walking distance of the town centre, making it ideal for those seeking both charm and practicality in their next home.

This attractive property retains much of its original character while benefiting from modern improvements, including hardwood double glazing and a gas-fired central heating system powered by a combination boiler. Offered to the market with no onward chain, it presents a fantastic opportunity for first-time buyers, downsizers, or investors alike.

Internally, the accommodation is well laid out and begins with a welcoming entrance porch that opens into a bright and airy dual-aspect living room, perfect for relaxing or entertaining. To the rear of the property is a spacious dining kitchen, fitted with a range of matching wall and base units, a classic Belfast sink, and ample space for appliances. The kitchen also features a useful under-stairs utility and storage area, adding to the home's functionality.

Upstairs, the first-floor landing provides access to two well-proportioned double bedrooms. One of the bedrooms benefits from recessed fitted wardrobes and another from access to the loft, offering potential for additional storage or future conversion (subject to the necessary consents). Completing the accommodation is a large and well-appointed family bathroom.

With its appealing blend of period charm, modern comforts, and a superb location, this delightful home is ready to move into and must be viewed to be fully appreciated.

- Attractive two double bedroom Victorian semi-detached house
- Located in a private and highly convenient position
- Close to the popular local shops and amenities on Chapel Lane
- Walking distance of Wilmslow town centre
- No onward chain
- Well presented throughout



The Grounds & Gardens

To the rear of the house is a well established and private garden which is mainly laid to lawn with patio and planted shrubs and borders.

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

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.

(FTTC/Fibre To The Cabinet).

Mobile Coverage**: Mobile coverage with all main providers. Some limited indoor coverage.

Rights of Way & Restrictive Covenants: 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 5JF**

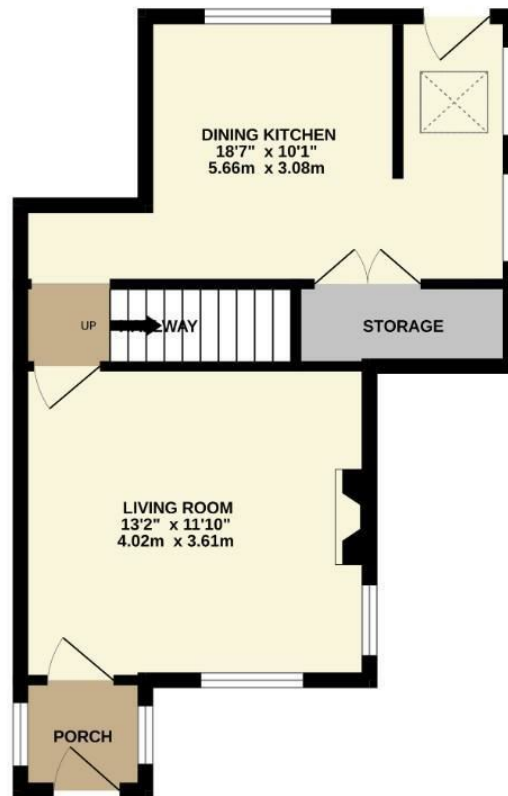
What 3 Words: **hill.onion.patrol**

Council Tax Band: **D**

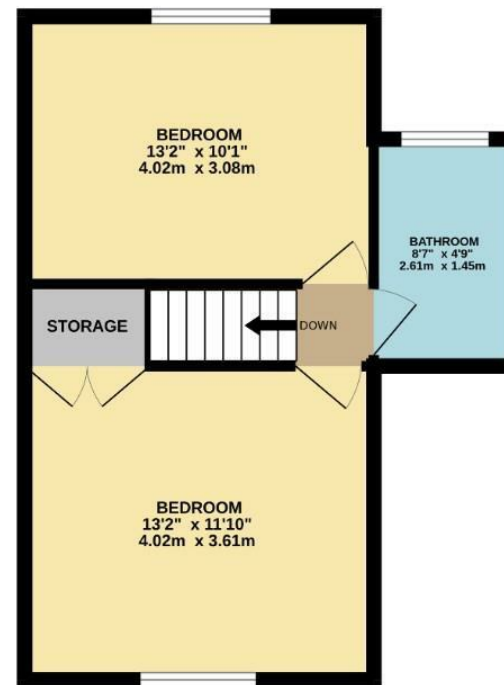
EPC Rating: **D**

Tenure: **Freehold**

GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA: 758 sq.ft. (70.4 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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