

# 3 Gorsefield Hey

Wilmslow, Cheshire, SK9 2NH



*mosley jarman*





## 3 Gorsefield Hey, Wilmslow, Cheshire, SK9 2NH

**Asking Price £310,000**

This generously proportioned and beautifully maintained three-bedroom mid-mews home is nestled within the sought-after Summerfields Estate, a location prized for its convenience and community feel. Ideally positioned near a range of local supermarkets and just moments from the A34 bypass, the property offers excellent connectivity to Manchester City Centre, the national motorway network, and Manchester Airport, making it perfect for commuters and families alike. Tucked away in a peaceful cul-de-sac, the home enjoys a sense of privacy and tranquillity. It features modern UPVC double glazing throughout and is warmed by an efficient gas-fired central heating system. Offered for sale with no onward chain, this inviting property is ready for immediate occupation.

Inside, the accommodation begins with an enclosed porch that includes a useful storage cupboard, leading into a bright and airy open-plan living and dining room. This spacious area is enhanced by a charming bay window that floods the room with natural light and provides a pleasant outlook to the front. The adjoining kitchen is thoughtfully designed and comes equipped with a range of integrated appliances, offering both functionality and style. To the rear, a full-width conservatory adds valuable extra living space and opens onto the garden, ideal for relaxing or entertaining.

Upstairs, the first-floor landing includes an airing cupboard and a loft access hatch for additional storage. There are three well-proportioned bedrooms, each offering comfortable accommodation, and a family bathroom fitted with a white suite and an over-bath shower.

- Larger than average mews house
- Open-plan Living/dining room
- Conservatory overlooking rear garden
- Bathroom with shower over the bath
- No vendor chain
- Close to local supermarkets and the A34
- Fitted kitchen with integrated appliances
- Three bedrooms
- Parking to front. Enclosed gardens to the rear
- Quiet cul-de-sac





### The Grounds & Gardens

Outside, the property continues to impress with a driveway at the front, offering convenient off-road parking for residents or visitors. To the rear, there is a charming courtyard-style landscaped garden, thoughtfully designed for low-maintenance enjoyment. The garden is fully paved, making it ideal for outdoor seating or entertaining, and is bordered by established planting that adds a touch of greenery and character to the space.

### 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: C

EPC grade: C

Heating: Gas

Mains: Gas, Electric, Water

Water Metre- Present at Property.

Flood Risk\*: Very low risk of flooding from rivers & seas. Very low risk of surface water flooding.

Broadband\*\*: Full Fibre Broadband available at the property. (FTTP/Fibre To The Property).

Mobile coverage at the property available with all main providers\*. Some limited indoor coverage.

Rights of Way & Restrictive Covenants: To be confirmed.

Accessibility: To be confirmed.

Tenure: Leasehold- TBC ground rent payable to Emerson Management, £25 per year.

\* 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 2NH**

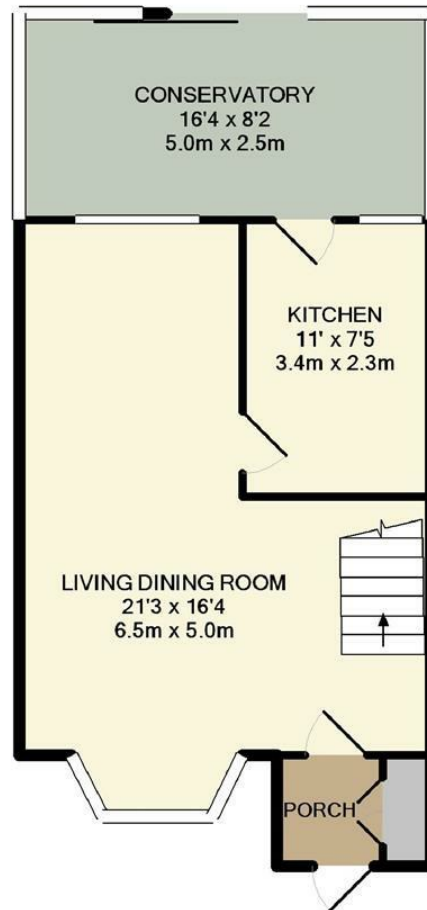
What 3 Words: **extra.driver.cuts**

Council Tax Band: **C**

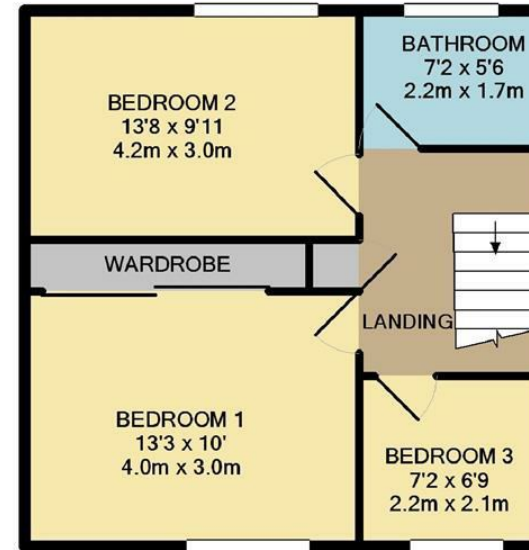
EPC Rating: **C**

Tenure: **Leasehold**





GROUND FLOOR  
APPROX. FLOOR  
AREA 520 SQ.FT.  
(48.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 436 SQ.FT.  
(40.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 956 SQ.FT. (88.8 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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