

39 Ravenswood Road

Wilmslow, SK9 6HL



mosley jarman



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Guide Price £550,000

A highly attractive bay fronted semi-detached house positioned within an extremely desirable South Wilmslow cul-de-sac, just off Knutsford Road.

The house benefits from a rear extension, which dramatically increases the size of the ground floor, which comprises of an entrance hallway with wc, a separate sitting room, then a large 'L' shaped family living room, which in turn opens into the stylish re-fitted dining kitchen with the adjoining conservatory. Additionally, there is a very useful integral garage off the kitchen.

Whilst to the first floor, there are three bedrooms (with the two large double rooms having fitted wardrobes) and a white fitted bathroom off the landing.

Ample off-road parking is provided to the front and there is a substantial southerly facing large lawned garden to the rear.



- ATTRACTIVE BAY FRONTED SEMI-DETACHED HOUSE
- DESIRABLE SOUTH WILMSLOW CUL-DE-SAC ADDRESS
- LARGE SOUTHERLY FACING REAR GARDEN
- EXTENDED TO THE REAR
- TWO RECEPTION ROOMS
- A STYLISH RE-FITTED KITCHEN
- CONSERVATORY
- THREE BEDROOMS
- INTEGRAL GARAGE
- DOWNSTAIRS WC



THE LOCATION

39 Ravenswood Road enjoys a highly desirable position in one of Wilmslow's established residential areas, within easy reach of the town centre's excellent selection of shops, restaurants, cafés and leisure facilities. The property benefits from convenient access to highly regarded local schools, attractive green spaces and countryside walks, while Wilmslow railway station provides regular services to Manchester, London and Manchester Airport. The nearby A34 and motorway network offer excellent connectivity for commuters, making this an ideal location for families and professionals alike.

GROUNDS & GARDENS

As mentioned earlier, the house offers ample off-road parking to the front driveway, which leads to an open porch and the integral garage. The rear garden is fabulous, being of a considerable size, having a secluded aspect and facing a southerly direction.

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 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 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.

If you purchase a property through our agency, we will charge an administration fee which includes a contribution towards Anti-Money Laundering (AML) compliance checks, identity verification and our ongoing monitoring obligations in accordance with current Anti-Money Laundering legislation and regulations. Please contact the branch for further information.

Postcode: **SK9 6HL**

What 3 Words: **stiff.patch.wicked**

Council Tax Band: **D**

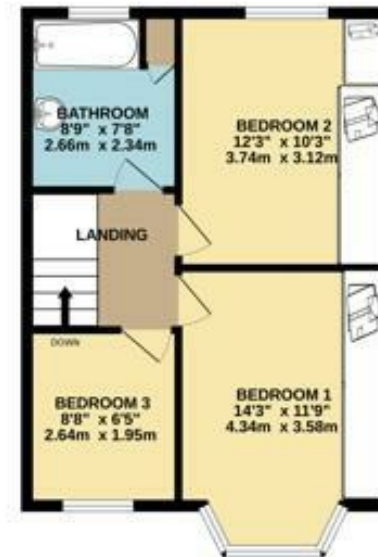
EPC Rating: **D**

Tenure: **Freehold**

GROUND FLOOR
948 sq.ft. (88.1 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 1396 sq.ft. (129.7 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the figures 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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