

39 Hawthorn Street  
Wilmslow, SK9 5EH



*mosley jarman*



## 39 Hawthorn Street, Wilmslow, SK9 5EH

**£425,000**

An attractive and beautifully presented extended two double bedroom Victorian mid-terrace home, ideally positioned in a highly sought-after central Wilmslow location, just a short walk from the town centre and train station. Benefits include hardwood double glazing, gas central heating, off-road parking and a new roof was installed in 2016.

This charming property offers deceptively spacious accommodation finished to a high standard throughout, combining period character with contemporary design.

The ground floor comprises an entrance porch leading into a stylish living room featuring solid oak flooring and an open fireplace.

To the rear, an impressive extended open-plan living kitchen spans over 22ft, creating a superb space for modern living and entertaining. This area incorporates a range of contemporary wall and base units, integrated appliances, a central island with breakfast bar, large under stairs storage pantry, exposed brickwork, Belfast sink, and ample space for dining and relaxing and French doors open directly onto the rear garden.

To the first floor, the landing provides access to a boarded and insulated loft via a pull-down ladder, complete with lighting and power. There are two generous double bedrooms and a spacious, stylishly re-fitted bathroom featuring twin wash basins, a roll-top bath, and a separate shower enclosure.



- Extended Victorian mid-terrace home
- Beautifully presented throughout
- Stylish living kitchen
- Large well established gardens
- Lots of character & original features
- Two double bedrooms
- No onward chain
- Off road parking
- Extended bathroom
- Freehold



### The Grounds & Gardens

Externally, the property benefits from a driveway to the front providing off-road parking. To the rear, there is a particularly long and mature garden (approximately 100ft), mainly laid to lawn and complemented by two paved patio areas—ideal for outdoor entertaining. The property also enjoys a pleasant aspect, not being directly overlooked to either the front or rear.

### 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: 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. Low risk of surface water flooding.

Broadband<sup>\*\*</sup>: 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<sup>\*</sup>

Mobile Coverage<sup>\*\*</sup>: Mobile coverage at the property available with all main providers<sup>\*</sup>. Some limited coverage

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

Rights of Way- TBC

Water Metre- TBC

Tenure: Freehold

<sup>\*</sup> Information provided by GOV.UK

<sup>\*\*</sup>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 5EH**

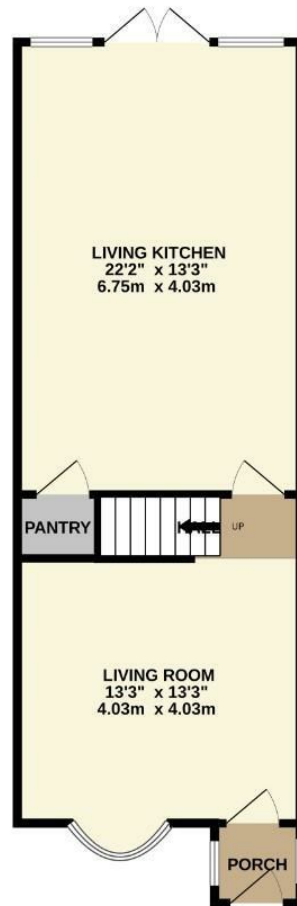
What 3 Words: **cubes.landed.fish**

Council Tax Band: **C**

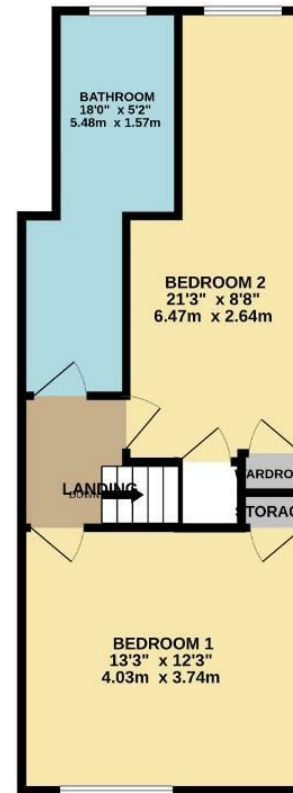
EPC Rating: **C**

Tenure: **Freehold**

GROUND FLOOR  
502 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR  
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA: 959 sq.ft. (89.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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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.