

62 Dean Drive
Wilmslow, SK9 2EX



mosley jarman



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£485,000

A well-maintained and spacious three-bedroom detached family home, ideally positioned in a highly sought-after residential area within easy walking distance of local shops and everyday amenities. The property is also conveniently located close to a selection of well-regarded schools and Handforth train station

The home benefits from UPVC double glazing, gas-fired central heating via a combination boiler, off-road parking, an integral garage, and large well-established gardens.

While the property has been well cared for, it would benefit from some updating and modernisation, offering excellent potential to extend or reconfigure (subject to the necessary planning permissions). This presents an exciting opportunity for buyers to create a bespoke family home tailored to their needs. The property is offered for sale with no onward chain.

Accommodation comprises: entrance porch with ground floor WC, hallway with under-stairs storage, dual-aspect living room, dining room, and kitchen. To the first floor is a landing with loft access, three well-proportioned bedrooms, and a modern shower room.

- Three-bedroom detached family home
- Walking distance of local shops and everyday amenities
- Close to well-regarded schools & Handforth train station
- Potential to extend or reconfigure- subject to planning permission
- No onward chain
- Integral garage
- Two reception rooms
- Off road parking
- Well established gardens
- Freehold



The Grounds & Gardens

To the front of the property, a driveway provides off-road parking and leads to the integral garage. There is also a lawned front garden.

The rear features a large well-established garden, mainly laid to lawn, with planted shrubs and borders, along with a paved patio area ideal for outdoor seating.

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: E

EPC grade: 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- 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.

Rights of Way & Restrictive Covenants: Please contact Mosley Jarman for more information

Water Metre- 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 2EX**

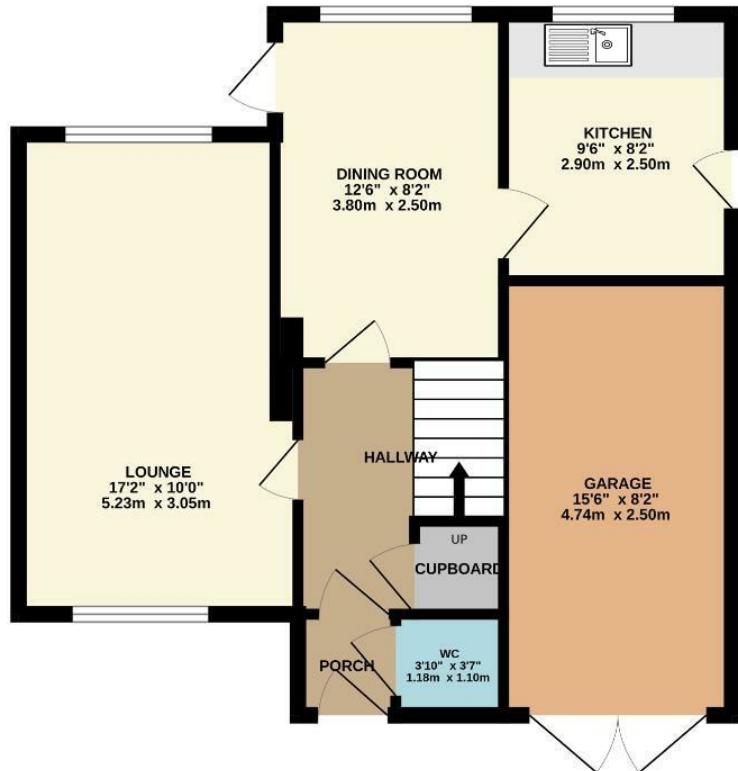
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Council Tax Band: **E**

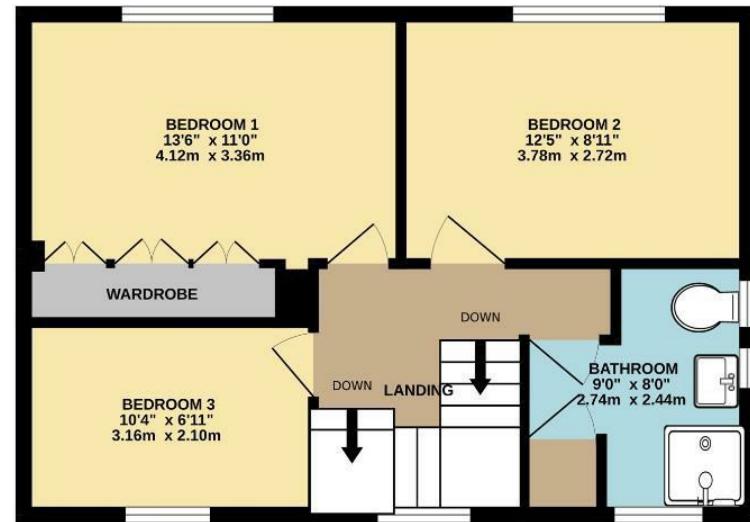
EPC Rating: **TBC**

Tenure: **Freehold**

GROUND FLOOR
562 sq.ft. (52.2 sq.m.) approx.



1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 1024 sq.ft. (95.1 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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