

3 Fairbourne Close

Wilmslow, SK9 6JG



mosley jarman



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Guide Price £935,000

Tucked away in a small yet highly coveted cul-de-sac with only five neighbours, this attractive detached home offers thoughtfully extended spacious accommodation.

Perfectly tuned for family living, the accommodation boasts four generously sized bedrooms with the principal bedroom suite consisting of a walk-in-wardrobe and modern fitted en-suite shower room. Whilst to the ground floor, there is a large living-dining kitchen with an adjoining breakfast room, both with bi-fold doors into the secluded rear garden.

The whole house is well-presented throughout with a welcoming hallway with useful storage and parquet flooring, then a huge inglenook living room, a separate family room, the excellent dining kitchen, a handy utility room, wc and an integral garage.

A long landing gives access to the four generously sized bedrooms and the fitted family bathroom. Excellent storage is offered into the eaves and off the landing.



- A HANDSOME SOUTH WILMSLOW DETACHED FAMILY HOME
- SECLUDED SOUTH EAST FACING REAR GARDEN
- FOUR GENEROUSLY SIZED BEDROOMS
- TWO BATH/SHOWER ROOMS
- A FABULOUS LARGE LIVING-DINING KITCHEN
- DESIRABLE CUL DE SAC SETTING
- THOUGHTFULLY EXTENDED ACROSS BOTH FLOORS
- PRINCIPAL BEDROOM SUITE WITH WALK IN WARDROBE
- THREE RECEPTION ROOMS
- EXCELLENT STORAGE, GARAGE AND UTILITY ROOM



THE LOCATION

Tucked away in a quiet and sought-after cul-de-sac, 3 Fairbourne Close enjoys a peaceful residential setting ideal for families. The property benefits from excellent proximity to well-regarded local schools, including Ashdene Primary School and the nearby high school, making the daily school run both easy and convenient. Wilmslow town centre is also just a short distance away, offering a wide range of shops, cafés, and amenities, as well as excellent transport links. This superb location combines tranquillity with accessibility, making it a highly desirable place to call home.

GROUNDS & GARDENS

The house is approached over a wide 'Indian' stone driveway with a small lawned foregarden, leading to the open porch, garage and access down the side to the rear of the house. The rear garden particularly private with a wide lawned garden, including a wide 'Indian' stone patio, a corner gazebo and well-stocked borders.

IMPORTANT INFORMATION

Council Tax Band: F

EPC grade:

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: 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 6JG

What 3 Words: energy.breath.pokers

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