

73 Bourne Street
Wilmslow, SK9 5HA



mosley jarman



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£400,000

An extremely well-presented and extended two double bedroom semi-detached house is situated in a central Wilmslow location, just a short walk from Wilmslow town centre and close to Chapel Lane with its range of independent shops and amenities. It is ideally positioned within walking distance of excellent local schools. The property benefits from hardwood double glazing, gas-fired central heating run by a combination boiler, off-road parking, a private garden and is offered for sale with no onward chain.

The accommodation includes an entrance hallway, a living room, an inner hallway, a study/snug and a modern dining kitchen fitted with matching wall and base units, integrated appliances and space for additional appliances, along with a dining area and access to the rear garden. On the first floor there is a landing, a principal bedroom with fitted wardrobes, a second double bedroom and a large stylish bathroom fitted with a modern three-piece suite and a separate shower enclosure with a rainwater shower head.

- Extended two double bedroom house
- Extremely well presented throughout
- Close to Chapel Lane with its range of independent shops and amenities
- Walking distance from Wilmslow town centre
- Close to excellent local schools
- Off road parking
- Modern dining kitchen
- No onward chain
- Generous garden
- Stylish bathroom



The Grounds & Gardens

To the front of the property is a lawned front garden and a shared driveway which extend down the side of house and providing off-road parking to the rear. Beyond this, there is a superb, generously sized rear garden which is mainly laid to lawn.

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: 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 & outdoor coverage.

Parking: Off road parking available

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 5HA

What 3 Words: firmly.than.noises

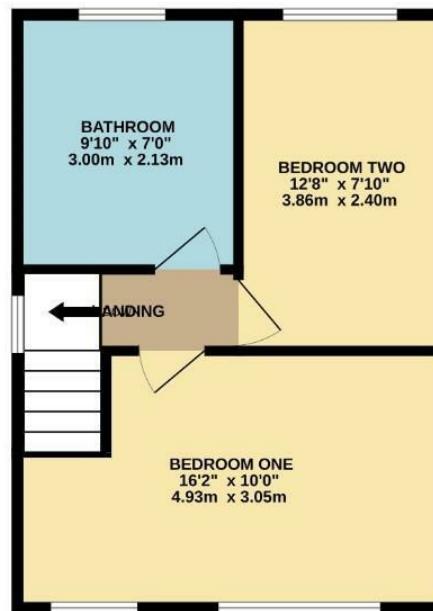
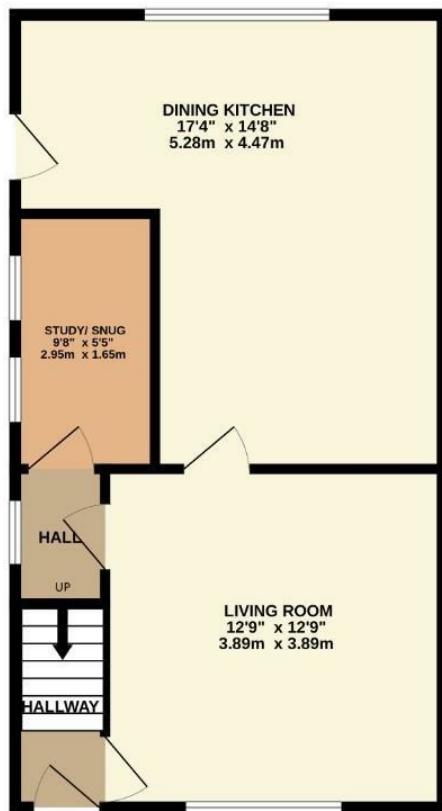
Council Tax Band: C

EPC Rating: D

Tenure: Freehold

GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.

1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 863 sq.ft. (80.1 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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