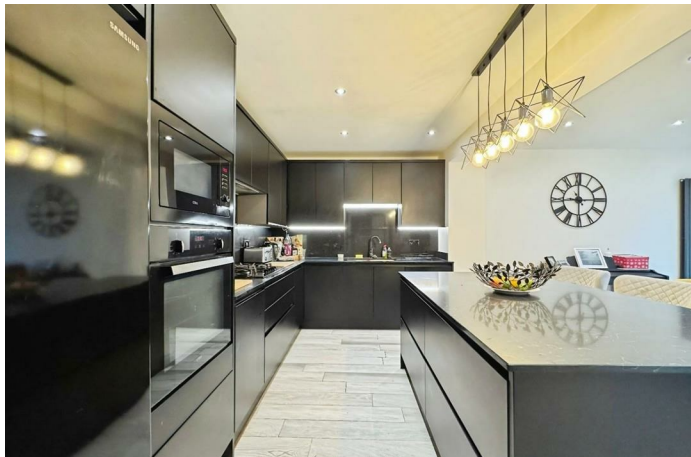


22 Wingfield Avenue
Wilmslow, SK9 6AL



mosley jarman



22 Wingfield Avenue, Wilmslow, SK9 6AL

£599,950

A beautifully presented, remodelled and extended four-bedroom, two-bathroom semi-detached family home, located in a quiet and highly sought-after area of South Wilmslow. The property is within easy walking distance of the town centre, train station, Gorsey Bank, St Anne's Fulshaw and Ashdene Primary Schools, and also benefits from nearby access to open countryside and Lindow Common.

Finished to an exceptional standard throughout, the home features high-quality fixtures and fittings, including Mandarin Stone flooring and tiles. Additional benefits include UPVC double glazing, a combination boiler, off-road parking and a landscaped garden.

The accommodation comprises a spacious entrance hallway with access to a downstairs WC and utility room, a living room with bay window and log burner, and a stunning open-plan living kitchen. The kitchen is fitted with contemporary matching wall and base units, integrated appliances with additional space for freestanding items, Quartz work surfaces and a large island/breakfast bar. This opens into a generous living and dining area featuring a roof lantern and sliding doors leading out to the garden.

To the first floor, there is a landing with loft access, a principal bedroom with dressing room and stylish ensuite, three further well-proportioned bedrooms, and a beautifully finished family bathroom with freestanding bath and separate shower enclosure.

- Extended & Remodelled four bedroom home
- Stunning living kitchen
- Two bathrooms (one ensuite)
- Close to desirable local schools
- Landscaped garden
- Superbly presented throughout
- South Wilmslow location
- Walking distance of the town centre & train station
- Utility room & downstairs wc
- Off road parking



The Grounds & Gardens

Externally, a large driveway to the front provides ample off-road parking, while to the rear is a landscaped garden with artificial lawn and patio area, ideal for outdoor entertaining.

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: E

Heating: Gas

Mains: Gas, Electric, Water

Flood Risk*: Very low risk of flooding from rivers & seas. Very low risk of surface water flooding.

Broadband**: Ultrafast Full Fibre Broadband available at the property. (FTTP/Fibre To The Premises).

Mobile Coverage**: Mobile coverage with all main providers. Some limited indoor coverage.

Rights of Way & Restrictive Covenants: TBC

Tenure: Leasehold- 999 Year Lease (Approx. 933 years remaining).

* 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 6AL**

What 3 Words:

Council Tax Band: **C**

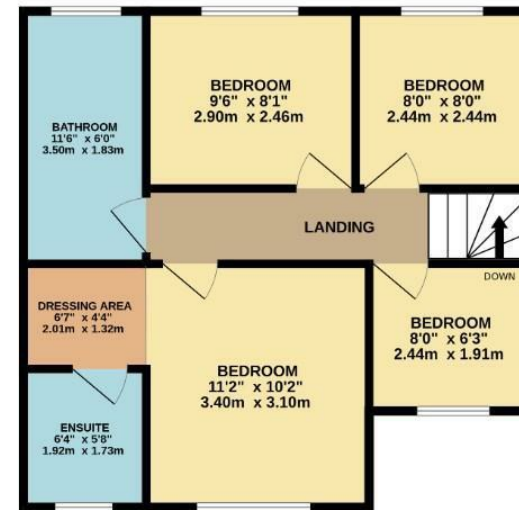
EPC Rating: **E**

Tenure: **Leasehold**

GROUND FLOOR
843 sq.ft. (78.3 sq.m.) approx.



1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 1334 sq.ft. (123.9 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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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.