

35 Buckingham Road  
Wilmslow, SK9 5LA



*mosley jarman*



## 35 Buckingham Road, Wilmslow, SK9 5LA

**Offers Over £425,000**

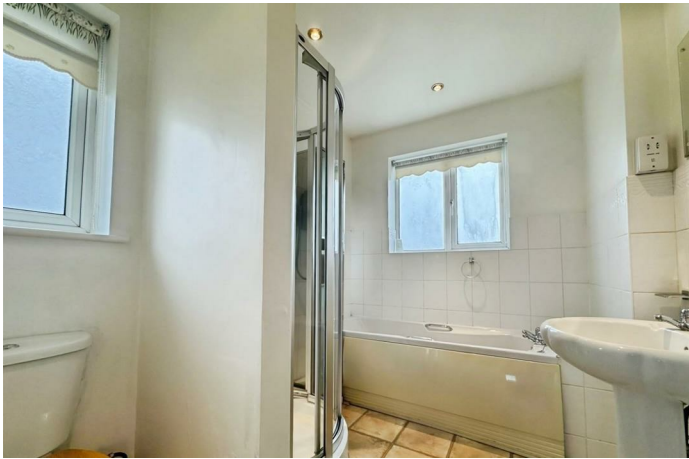
A well-maintained and extended 1930's three-bedroom semi-detached family home, ideally located in the heart of Wilmslow, just a short walk from highly regarded local schools and the vibrant town centre.

This attractive property benefits from UPVC double glazing, gas central heating powered by a modern condensing boiler, off-road parking, and beautifully established gardens. While the home would benefit from some updating, it offers an excellent opportunity for buyers to modernise, extend, and reconfigure to suit their own tastes subject to the necessary planning permissions. In addition the house does benefit from a new roof which was installed in 2018 and is offered for sale with no onward chain.

The accommodation briefly comprises a welcoming entrance hallway with a downstairs WC, a spacious living/dining room featuring a charming bay window, an extended kitchen, and a bright conservatory with direct access to the rear garden.

To the first floor, there is a landing with loft access, three well-proportioned bedrooms one of which includes fitted wardrobes and a family bathroom.

- Extended three bedroom family home
- Central Wilmslow location
- Potential to extend reconfigure- subject to the necessary planning permissions
- Well established gardens
- New roof- Installed in 2018
- No onward chain
- Close to highly regarded local schools
- Off road parking
- Freehold



### The Grounds & Gardens

To the front of the property is a neatly maintained lawned garden, alongside a long driveway providing ample off-road parking and leading to an attached garage with an up-and-over door.

The rear of the property boasts a wider than average well-established garden, mainly laid to lawn, complemented by a patio area and a variety of mature shrubs and planted borders—creating an ideal space for outdoor relaxation and 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: D

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 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 5LA

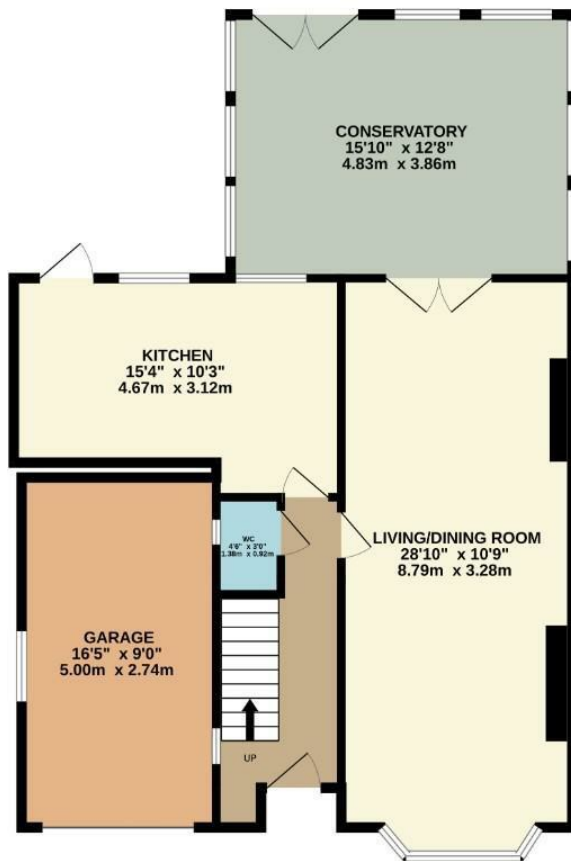
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Council Tax Band: D

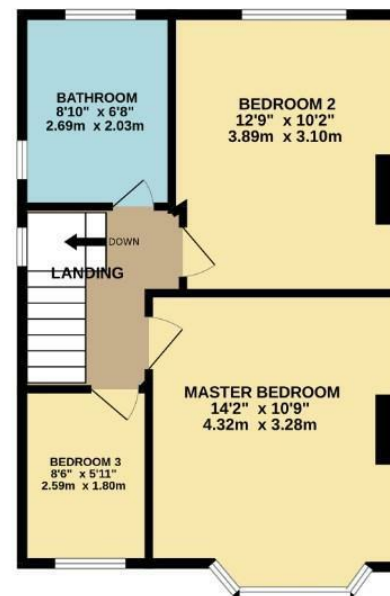
EPC Rating: D

Tenure: Freehold

GROUND FLOOR  
845 sq.ft. (78.5 sq.m.) approx.



1ST FLOOR  
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA: 1303 sq.ft. (121.1 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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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.