

# 40 Chapel Lane

Wilmslow, SK9 5HZ

FOR SALE  
*M*  
mosley jarman  
WILMSLOW  
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**40 Chapel Lane, Wilmslow, SK9 5HZ**

**Asking Price £645,000**

A most attractive Victorian semi-detached cottage offering extended accommodation, along with a highly private long rear garden.

Positioned within easy reach of Wilmslow Town Centre, this handsome period home has been carefully and thoughtfully enhanced with a high quality Tom Howley bespoke kitchen with an adjoining Victorian styled dining conservatory, plus a side extension dramatically increasing the size of accommodation on offer.

Approached over a double stone driveway with parking for two cars, the house offers a separate welcoming dining room, then a substantial separate living room, a study, then the fabulous dining kitchen and a most useful utility room with wc. There are three bedrooms to the first floor, with the principal bedroom having an en-suite shower room and fitted bedroom furniture. A period styled bathroom completes the accommodation.



- A MOST HANDSOME EARLY VICTORIAN SEMI-DETACHED HOME
- DESIRABLE CONVENIENT LOCATION MINUTES FROM THE TOWN CENTRE
- TWO SEPARATE RECEPTION ROOM & STUDY
- PRINCIPAL BEDROOM WITH EN-SUITE
- SECLUDED LONG REAR GARDEN
- SPACIOUS EXTENDED ACCOMMODATION
- FINISHED WITH FLAIR & HIGH QUALITY FITTINGS
- THREE BEDROOMS
- PERIOD STYLED FAMILY BATHROOM
- OFF-ROAD PARKING FOR TWO VEHICLES





### **GROUNDINGS & GARDENS**

The house is approached over a double width stone driveway, providing off-road parking for two vehicles. Whilst to the rear, there is a private long lawned garden with a decent sized patio area.

### **THE LOCATION**

40 Chapel Lane is ideally situated just a short stroll from Wilmslow town centre, offering easy access to a wide range of shops, cafes, and local amenities. The property is also conveniently located near Wilmslow Train Station, providing excellent commuter links to Manchester, London, and beyond. Families will appreciate the proximity to several highly regarded schools, making this a perfect location for both professionals and those with children.

### **IMPORTANT INFORMATION**

Council Tax Band:

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 & outdoor coverage.

Parking: Allocated parking for two cars.

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 5HZ**

What 3 Words: **tone.views.bridge**

Council Tax Band: **D**

EPC Rating: **C**

Tenure: **Freehold**

GROUND FLOOR  
751 sq.ft. (69.7 sq.m.) approx.



1ST FLOOR  
626 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA: 1377 sq.ft. (127.9 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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