

# 14 Muirfield Close

Wilmslow, SK9 2QT



*mosley jarman*





## 14 Muirfield Close, Wilmslow, SK9 2QT

**£400,000**

Video Tour available- An exceptionally well-presented and extended three-bedroom semi-detached family home, occupying a peaceful corner position in a quiet cul-de-sac within the highly sought-after Summerfields Estate. Ideally situated for convenient access to the A34 bypass, the property offers excellent connectivity to Manchester city centre, the national motorway network, and Manchester Airport. Additional benefits include off-road parking, a carport, UPVC double glazing, gas-fired central heating operated via a combination boiler, and a beautifully established west-facing garden. This wonderful family home is offered for sale with no onward chain.

The accommodation comprises an inviting entrance hallway leading to a spacious dual-aspect living room, which opens onto the garden through elegant French doors. There is an extended dining kitchen, fitted with modern matching wall and base units, integrated appliances, a dining area, and useful under-stairs storage. On the first floor, the landing provides access to a part-boarded loft via a pull-down ladder. The principal bedroom features fitted wardrobes and a contemporary en suite shower room. There are two further bedrooms, one of which also includes fitted wardrobes, along with a stylish family bathroom.

- Extended three bedroom family home
- Peaceful corner position in a quiet cul-de-sac
- Well established West facing garden
- Spacious living/ dining room
- No onward chain
- Extremely well presented throughout
- Off road parking and car port
- Modern dining kitchen
- Two bathrooms (one ensuite)
- Freehold- TBC





### The Grounds & Gardens

At the front of the property, a driveway provides ample off-road parking and leads to a well-maintained garden and carport. To the rear, a delightful west-facing garden offers a perfect blend of lawn, patio, and thoughtfully planted shrubs and borders, creating an ideal space for relaxing or 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: TBC

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<sup>\*\*</sup>: 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<sup>\*</sup>

Mobile Coverage<sup>\*\*</sup>: Mobile coverage at the property available with all main providers<sup>\*</sup>. Some limited indoor coverage.

Parking: Off road parking to the front of the property

Rights of Way & Restrictive Covenants: TBC

Water Metre- TBC

Tenure: Freehold

<sup>\*</sup>Information provided by GOV.UK

<sup>\*\*</sup>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 2QT**

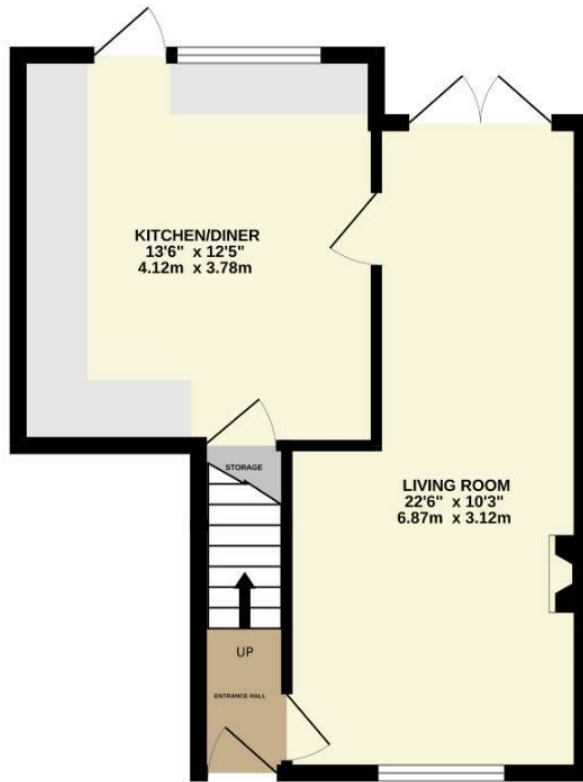
What 3 Words: **skill.orange.under**

Council Tax Band: **C**

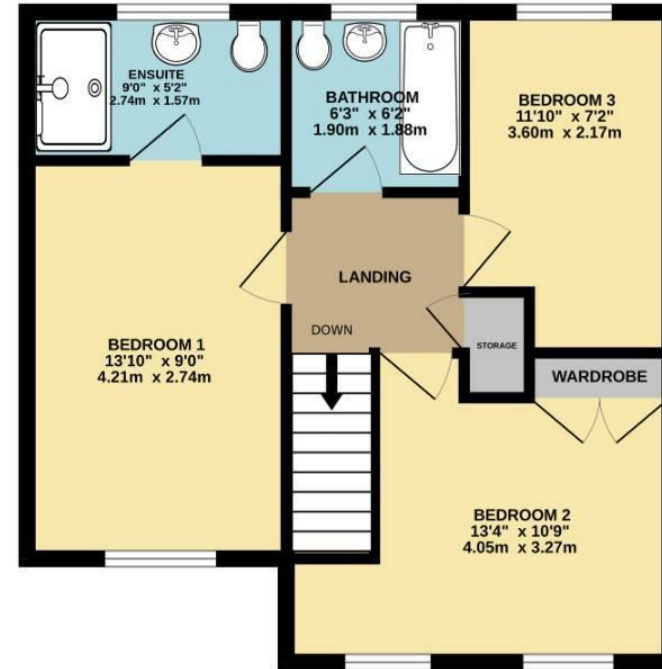
EPC Rating: **C TBC**

Tenure: **Freehold**

GROUND FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



FIRST FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 866 sq.ft. (80.5 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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