

1 Copperfields

Wilmslow, SK9 2JZ



mosley jarman



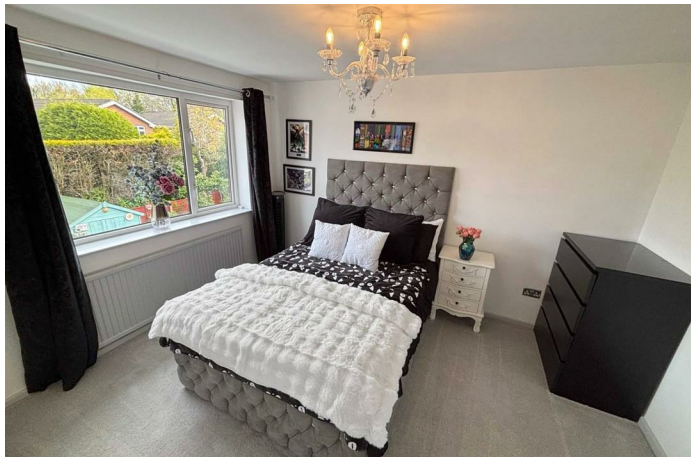
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Asking Price £520,000

Video Tour available-This well-presented and extended three/ four-bedroom, two bathroom link-detached family home is situated on a corner plot in a quiet cul-de-sac, off Manchester Road. It is within a short walk of the town centre, Wilmslow train station, and close to popular primary schools. The property benefits from UPVC double glazing, gas-fired central heating, off-road parking, and well-established gardens. Additionally, there is potential to extend and remodel (subject to planning consent). The accommodation includes an entrance hallway, a spacious living/dining room with a bay window, a conservatory with access to the garden, and a kitchen fitted with modern matching wall and base units, space for appliances, and under-stairs storage. There is also a utility room with garden access, a shower room, and a further reception room or bedroom four. On the first floor, you will find a landing with an airing cupboard and loft access via a pull-down ladder. The first floor also offers three good-sized bedrooms, a family bathroom, and a separate WC.



- Extended three/ four bedroom link detached family home
- Well presented throughout
- Two bathrooms
- off road parking
- Close to popular primary schools
- Cul de sac location
- Potential to extend and remodel (subject to planning consent).
- Utility room
- well established garden
- EPC Rating- D



The Grounds & Gardens

The front of the house features a driveway that provides off-road parking, along with a lawned front garden. At the rear of the house, there is an enclosed garden with a lawn, patio, and planted shrubs and borders. Additionally, a rear gate leads to the side of the house, offering the potential for further off-road parking at the rear of the garden.

The Location

Wilmslow is an affluent town located in Cheshire and is one of the most sought after places to live in the UK after central London. Just 11 miles south of Manchester City Centre, Wilmslow has a population of approximately 30,326, lying between affluent Alderley Edge and Handforth, where approximately another 8,000 people reside.

Important Information

Council Tax Band: E
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 coverage.

Parking: Off road parking to the front of the property.

Rights of Way & Restrictive Covenants: TBC

Water Metre- Present at property.

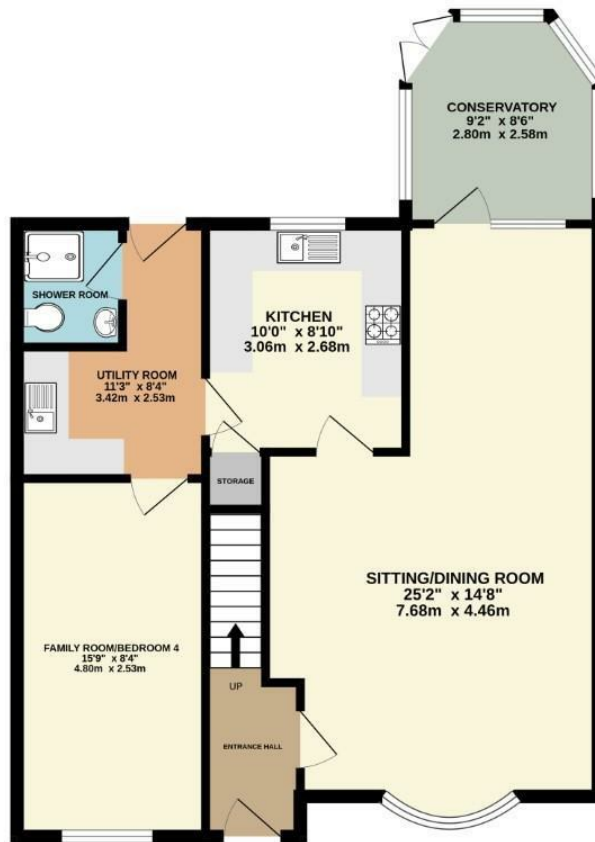
Tenure: Freehold

^{*} Information provided by GOV.UK

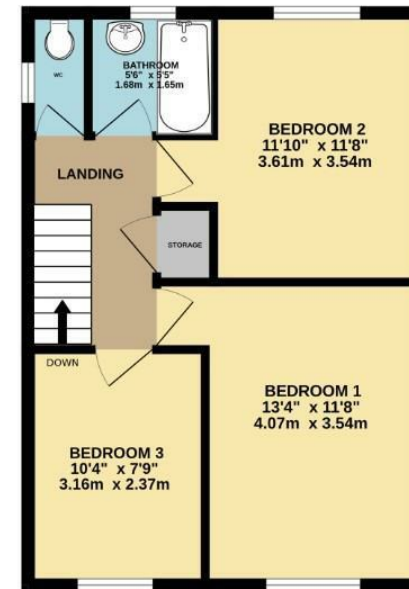
^{**}Information provided by Ofcom checker.

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.

GROUND FLOOR
743 sq.ft. (69.0 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1178 sq.ft. (109.4 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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