

26 Heather Drive

Wilmslow, SK9 4GB



mosley jarman



**26 Heather Drive, Wilmslow, SK9
4GB**

£725,000

The house occupies arguably one of the premium positions on the development, boasting delightful open aspect to the front & side of the property with far reaching views.

The accommodation includes a generous hallway, downstairs W.C, living room with triple aspect window/French doors, dining kitchen (fitted with contemporary styled units, quartz worksurfaces integrated appliances that include an electric oven, microwave, induction hob, extractor, dishwasher), utility room (with integrated washing machine and space for tumble dryer) and a good size study/playroom.

Stairs ascend to the first floor where there are four double bedrooms & two bathrooms (one being the en-suite shower room to the master bedroom). Three of the bedrooms benefit from fitted wardrobes/ storage cupboards.

The property is fully double glazed & heated via a combination gas fired boiler and the property is alarmed.



- Four bedroom, two bathroom
- Built on the popular David Wilson 'Stanneylands' estate
- Open aspect to the front & side of the property with far reaching views
- Triple aspect living room
- Four double bedrooms
- Two bathrooms
- Private, South facing rear garden
- Garden/cinema room with bi-folding doors



Location

The property is positioned in a convenient location with nearby access to Wilmslow town centre, the A34 by-pass and countryside. 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.

Gardens & Grounds

A driveway to the side of the property provides off road parking and leads to a large detached brick built garage (with light, power, Tesla EV charger). There is an attractive, landscaped rear garden, with paved patio, artificial lawn, brick walled garden. The property also benefits from outside sockets & a cold water tap.

The current vendors have converted part of the garage into a flexible cinema room/home office, with bifold doors, Ecostrad electric heating.

Important Information

Council Tax Band: F

EPC grade: B

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 Property).

Mobile Coverage**: Mobile coverage with O2 & Vodafone likely).

Parking: Private driveway, garage & on street parking available. There is an EV charging point (7kw).

Rights of Way & Restrictive Covenants: The neighbours at number 28 require access to their driveway via the land of number 26. No restrictive covenants to the vendors knowledge.

Accessibility: To be confirmed.

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 4GB**

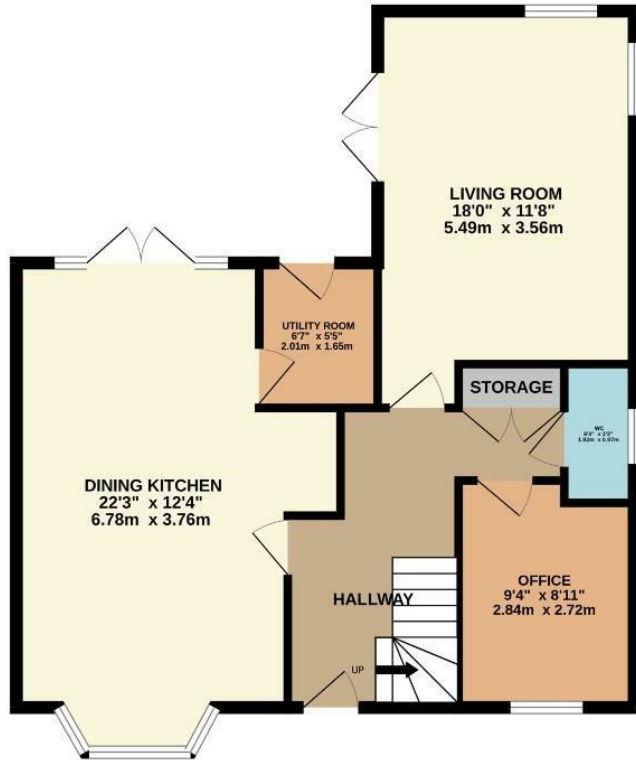
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Council Tax Band: **F**

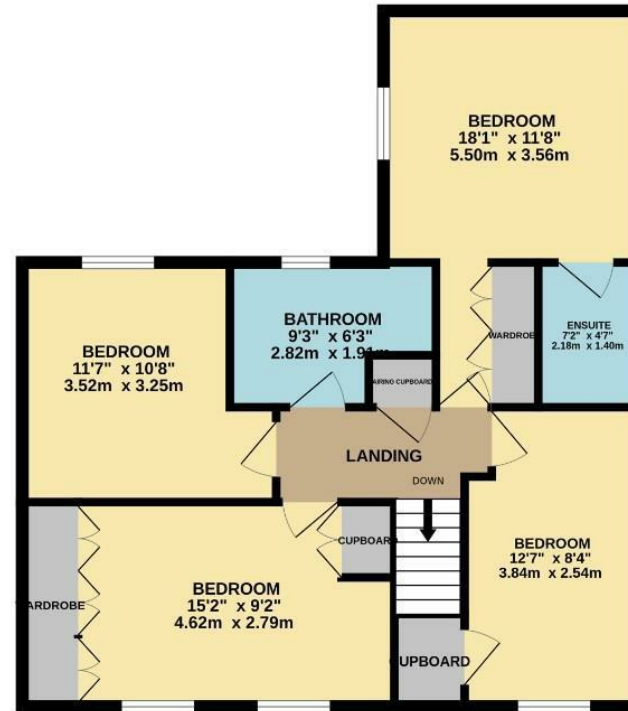
EPC Rating: **B**

Tenure: **Freehold**

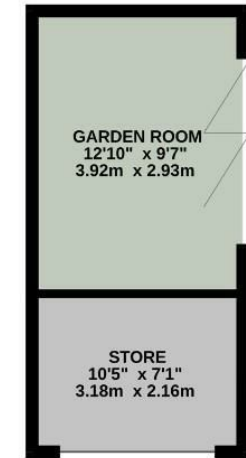
GROUND FLOOR
715 sq.ft. (66.4 sq.m.) approx.



1ST FLOOR
703 sq.ft. (65.2 sq.m.) approx.



OUTBUILDING
193 sq.ft. (17.9 sq.m.) approx.



TOTAL FLOOR AREA : 1610 sq.ft. (149.6 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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