

17 Westward Road

Wilmslow, Cheshire, SK9 5LE



mosley jarman



**17 Westward Road, Wilmslow,
Cheshire, SK9 5LE**

Offers Over £650,000

A highly attractive and thoughtfully extended four bedroom semi-detached house, benefiting from a much favoured location with a southerly facing garden.

This double bay fronted house takes great benefit from a highly desirable location, being within minutes of Gorsey Bank Primary School, Carnival Field and the picturesque Lindow Common, whilst Wilmslow Town Centre is just a short stroll away.

The well-presented accommodation boasts a huge extended living-dining kitchen overlooking the secluded garden, along with a living room and separate sitting room/study. There is also a handy utility room with toilet. Whilst to the first floor, there are four generous bedrooms, with a modern en-suite off the principal bedroom and family bathroom off the landing.



- A Handsome Double Bay-Fronted Semi-Detached House
- Minutes from Gorsey Banks Primary School & Lindow Common
- Four Well-Sized Bedrooms
- Two Further Reception Rooms
- Southerly Facing Lawned Garden
- Desirable & Convenient Location in South Wilmslow
- Close to Wilmslow Town Centre & Train Station
- A Superb Large Living-Dining Kitchen
- En-Suite to Principal Bedroom & Family Bathroom
- Ample Off-Road Parking to the Front Drive



Grounds & Gardens

The property sits within a generous corner plot, having ample off-road parking to the front for several cars via the sweeping block paved driveway. There is a small lawned front garden and then good access down to rear of the house. To the rear, the garden enjoys a southerly facing rear garden which is mainly laid to lawn, with a useful painted storage shed and patio.

Location

Wilmslow is a highly sought-after Cheshire town known for its leafy surroundings, excellent schools, and vibrant community. This property enjoys a prime location on Westward Road, just a short walk from the well-regarded Gorsey Bank Primary School, the natural beauty of Lindow Common, and Wilmslow Train Station—offering direct links to Manchester and London. The bustling town centre, with its boutique shops, cafés, and amenities, is also within easy reach, making this an ideal setting for families and professionals alike.

Important Information

Council Tax Band: E

EPC grade: C

Heating: Gas

Mains: Gas, Electric, Water

Flood Risk*: Very low risk of flooding from rivers & seas. Low risk of surface water flooding.

Broadband**: Ultrafast Full Fibre Broadband available at the property.

(FTTP/Fibre To The Property).

Mobile Coverage**: Mobile coverage available with all mobile providers (some limited indoor coverage).

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

Rights of Way & Restrictive Covenants: N.A

Accessibility: The kerb has been dropped to the front of the 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.

Postcode: **SK9 5LE**

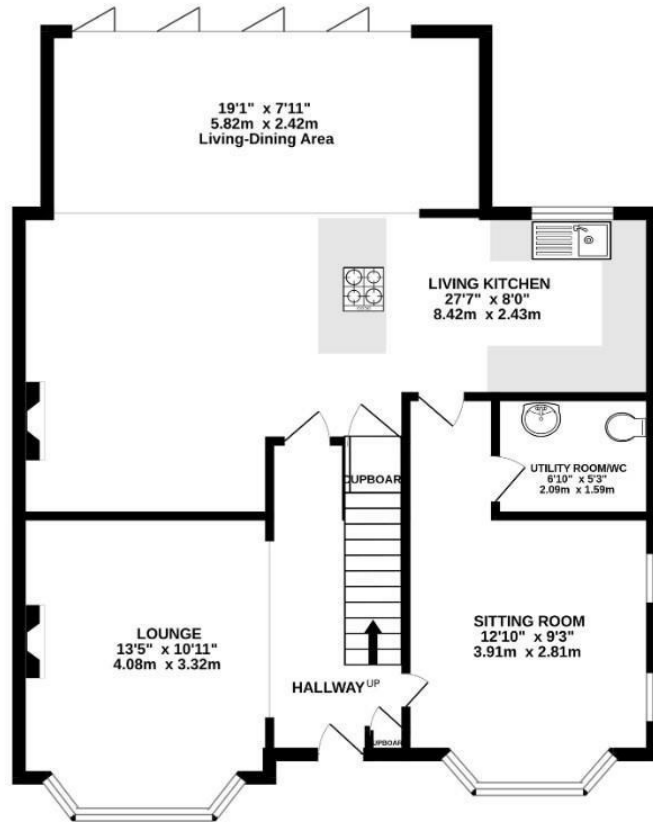
What 3 Words: **lush.keen.forget**

Council Tax Band: **E**

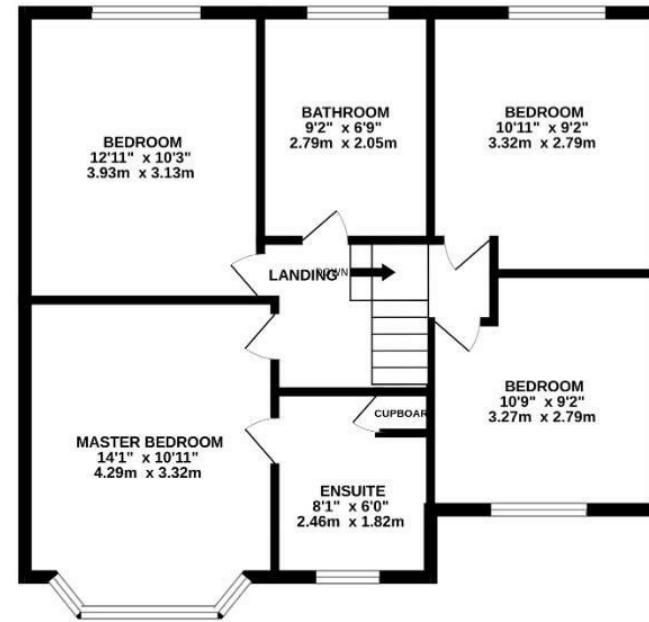
EPC Rating: **C**

Tenure: **Freehold**

GROUND FLOOR
829 sq.ft. (77.0 sq.m.) approx.



1ST FLOOR
661 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA : 1489 sq.ft. (138.4 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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44 Alderley Road, Wilmslow, Cheshire, SK9 1NY

Email: wilmslow@mosleyjarman.co.uk

T: 01625 444899
www.mosleyjarman.co.uk

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