

89a Gravel Lane

Wilmslow, SK9 6LS



mosley jarman



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Asking Price £475,000

Video Tour available- Recently enhanced this excellent semi-detached house offers stylish living boasting an enviable South Wilmslow address, along with a large secluded rear garden with a recently installed garden cabin.

This superb South Wilmslow home affords a much coveted address on the ever popular Gravel Lane, close to Ashdene Primary School and beautiful countryside only minutes away.

In recent years the current owner has totally refurbished the kitchen with eye-catching units and stunning Quartz worktops, plus there feature 'Herringbone' styled flooring to the ground floor and an enhanced rear garden room.

The accommodation offers a hallway with a re-fitted useful utility room, wc, then a spacious living open plan dining room, the fabulous fitted kitchen and adjoining garden room off the living-dining room.

There are three bedrooms to the first floor with an en-suite to the principal bedroom and the further main bathroom found off the landing.

A superb recently installed garden cabin is positioned to the end of the large rear garden, ideal for office home work, a hobbies room or children's play area.

- Fantastic South Wilmslow location
- Close to good schools and local amenities
- Spacious living/dining room
- Three bedrooms
- Two bathrooms
- Large rear garden & garden cabin with electric



GROUNDINGS & GARDENS

Approached over a wide double block driveway, there is ample off-road parking to the front. Whilst to the rear, there is a very long lawned mature rear garden which offers a high degree of privacy and there is a substantial garden cabin to the very rear. The cabin could be used for a multitude of uses but is currently utilised as an office/sitting room.

THE LOCATION

Situated on Gravel Lane in a highly regarded part of South Wilmslow, 89A lies just a few minutes' walk from several well-rated primary schools — Ashdene Primary (Outstanding, ~200m), St Anne's Fulshaw C of E (Good, ~350m), and Lindow Community (Good, ~400m) — with Wilmslow High School (Good, ~0.7-0.9 mile) easily accessible for secondary education. Surrounded by verdant landscapes such as the River Bollin corridor and The Carrs Park (over 70 acres), it's a location offering immediate access to inviting countryside and riverside walks. Wilmslow railway station is roughly one mile away, offering frequent Northern services to Manchester, plus Avanti West Coast fast services to London Euston. For air travel, Manchester Airport lies around 3-4 miles away via the A555/A538 with very convenient road links.

IMPORTANT INFORMATION

Council Tax Band: D
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 surface water flooding and from rivers.
Broadband*:
Mobile Coverage*: Good outdoor and indoor with EE, Good outdoor with Three and Vodafone.
Parking: Off road parking to the front of the property.
Rights of Way & Restrictive Covenants: TBC
Tenure:
* 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 6LS**

What 3 Words:

Council Tax Band: **D**

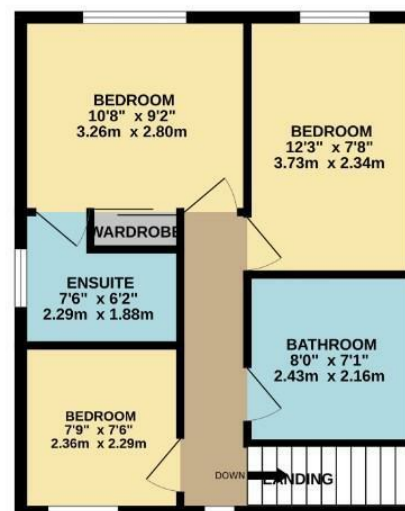
EPC Rating: **Freehold**

Tenure:

GROUND FLOOR
618 sq.ft. (57.4 sq.m.) approx.



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



TOTAL FLOOR AREA: 1054 sq.ft. (97.9 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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44 Alderley Road, Wilmslow, Cheshire, SK9 1NY

Email: wilmslow@mosleyjarman.co.uk

T: 01625 444899
www.mosleyjarman.co.uk

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