

48 Chesham Road

Wilmslow, SK9 6HA



*mosley jarman*



## 48 Chesham Road, Wilmslow, SK9 6HA

**£595,000**

A well presented and thoughtfully remodelled three-bedroom detached bungalow, occupying a highly desirable South Wilmslow location just off Knutsford Road with excellent access to Wilmslow town centre while also being ideally placed for a variety of picturesque countryside walks, including those through the neighbouring golf course.

The property benefits from off-road parking for two vehicles, well-established gardens, and is offered for sale with no onward chain.

The accommodation comprises an entrance porch leading to a welcoming hallway, two generous double bedrooms both featuring fitted wardrobes, a contemporary shower room with modern sanitary ware and heated towel rail, dining room, fitted kitchen with modern matching wall and base units and integrated/space for appliances, conservatory, a spacious dual aspect living room and a study/third bedroom with loft access and pull-down ladder. The loft is part boarded with lights & power. In addition there is a useful utility room with plumbing for appliances and access to garden, providing flexible living accommodation to suit a range of needs.



- Detached bungalow
- Desirable South Wilmslow location
- No onward chain
- Two reception rooms
- Off road parking for two cars
- Well established gardens
- Well presented throughout
- Freehold
- Modern shower room



### The Grounds & Gardens

To the front of the bungalow, there is a driveway providing off-road parking for two cars, along with a lawned garden.

At the rear, the bungalow benefits from a well-established and private garden, mainly laid to lawn, with a paved patio and planted shrubs and borders.

### 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: E

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. 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 & outdoor coverage.

Parking: Off road parking available

Rights of Way & Restrictive Covenants: TBC

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 6HA**

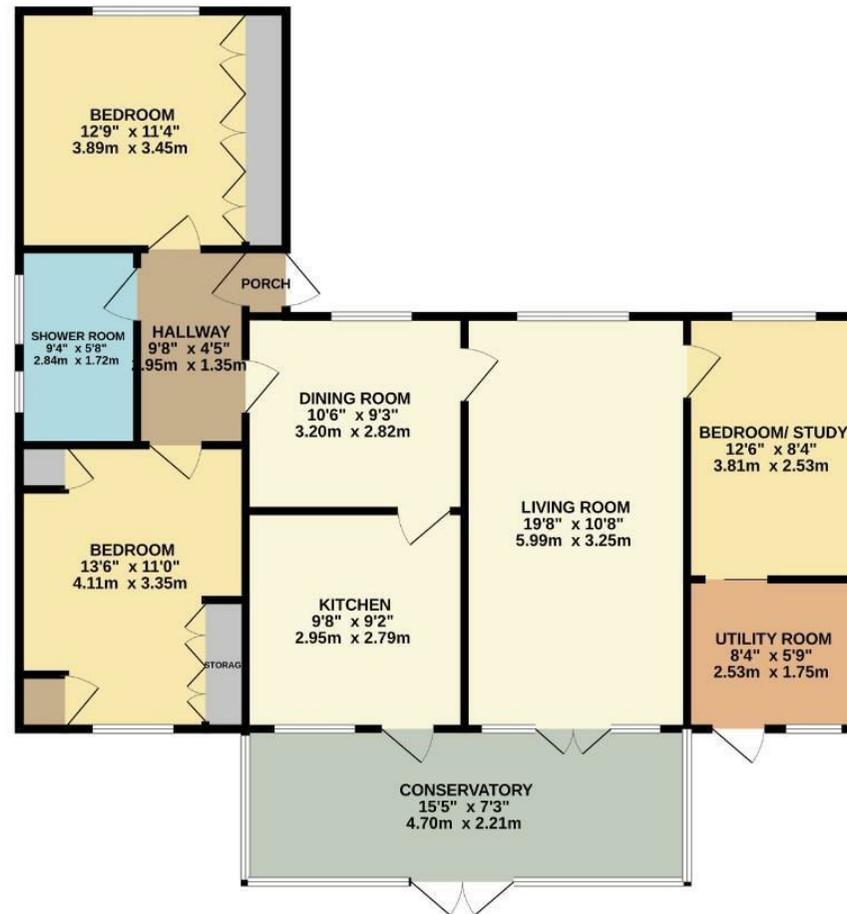
What 3 Words:

Council Tax Band: **E**

EPC Rating: **Freehold**

Tenure:

GROUND FLOOR  
1128 sq.ft. (104.8 sq.m.) approx.



TOTAL FLOOR AREA: 1128 sq.ft. (104.8 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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