

6 Bradshaw Close

Wilmslow, SK9 2SU



mosley jarman



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£799,950

A beautifully presented four bedroom, two bathroom detached family home, offering upgraded accommodation throughout, situated within the highly sought-after Bollin Park development close to Wilmslow and surrounding countryside. The property boasts three reception areas, and an impressive open-plan kitchen, dining, and living space.

Enjoying a desirable position on a quiet cul-de-sac, the property is just moments from Browns Lane park, which features a popular children's play area.

The home has been enhanced by the current owners to a high standard, including a ground floor extension and quality fixtures and fittings throughout.

A welcoming entrance hallway features contemporary tiled flooring, an oak staircase with glass balustrade, and useful understairs storage. The 20 ft living room includes a stylish media wall with remote-controlled fire, while a separate dining room and ground floor WC add practicality.

To the rear, a superb bespoke Schüller kitchen is fitted with high-end integrated appliances, including full-height fridge and freezer, Quooker tap, Siemens Wi-Fi enabled appliances, coffee machine, and wine cooler. This space opens into a bright sitting area with bi-fold doors leading onto the rear patio and garden. A home office/study and separate utility room complete the ground floor.

Upstairs are four well-proportioned double bedrooms, all with fitted wardrobes. The main bedroom benefits from a modern en-suite, while a contemporary family bathroom with separate bath and shower serves the remaining bedrooms.



- Beautifully presented four bedroom detached family home
- Two bathrooms
- Utility room and down stairs wc
- Landscaped gardens
- Annual service charge of £90 & ground rent of £650 (subject to verification by solicitors)
- Situated within the highly sought-after Bollin Park development
- Three reception rooms
- Driveway providing off road parking
- Leasehold. 999 year lease. Approx. 988 years remaining.
- EPC Rating B



The Grounds & Gardens

The property benefits from a well-maintained front garden with established planting, alongside a private driveway providing off-road parking. To the rear, a beautifully landscaped garden offers a high degree of privacy, with two patio areas ideal for outdoor dining, complemented by mature borders.

The location is particularly desirable, positioned just off Adlington Road with convenient access to Wilmslow town centre, the train station, and a range of nearby countryside walks.

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: G
 EPC grade: B
 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 & outdoor coverage.
 Parking: Off road parking to the front of the property.
 Rights of Way & Restrictive Covenants: TBC
 Tenure:- Leasehold. 999 year lease. Approx. 988 years remaining.
 There is an annual service charge of £90 & ground rent of £650 (subject to verification by solicitors).

* 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 2SU**

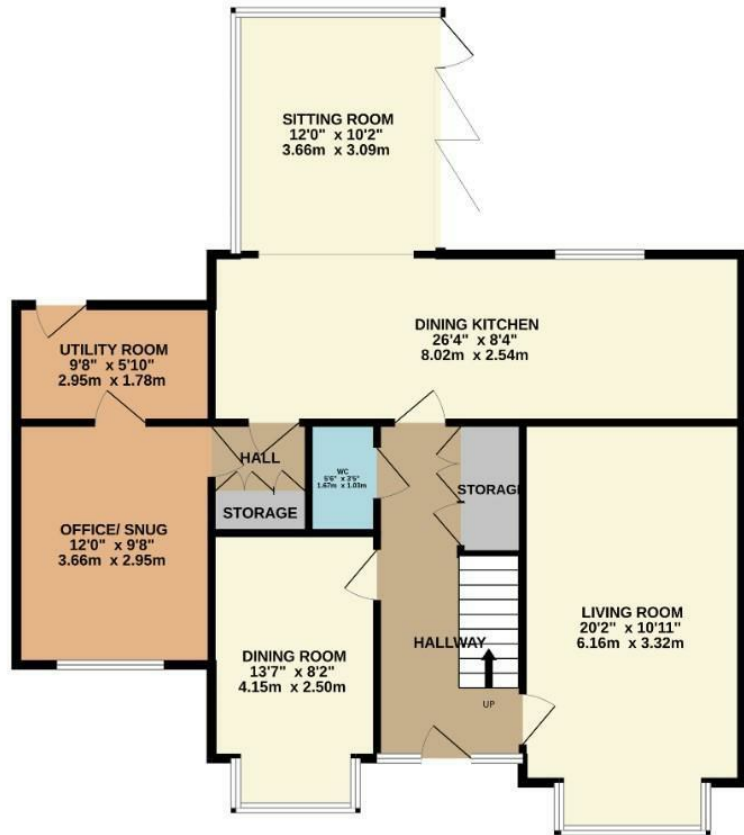
What 3 Words:

Council Tax Band: **G**

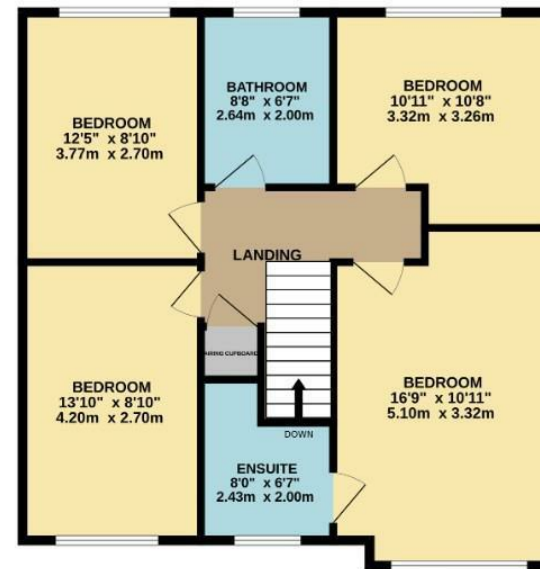
EPC Rating: **B**

Tenure: **Leasehold**

GROUND FLOOR



1ST FLOOR



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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