

# 43 Lindfield Estate North

Wilmslow, Cheshire, SK9 5EX



*mosley jarman*



## 43 Lindfield Estate North, Wilmslow, Cheshire, SK9 5EX

**Guide Price £320,000**

Positioned within minutes of Wilmslow Town Centre, this excellent mid-terrace house benefits from a highly convenient location indeed.

Additionally, the house also boasts off-road parking to the front, is offered for sale with no onward chain and has a delightful westerly facing lawned rear garden.

Internally, the accommodation is well presented with an entrance lobby, then a separate living room and a modern dining fitted kitchen to the rear. There are three well-sized bedrooms to the first floor, along with a modern fitted bathroom with walk-in shower.

\*\*Please note that these images having been enhanced by AI and are for lifestyle illustration only\*\*



- AN ATTRACTIVE MID-MEWS HOME
- MINUTES FROM WILMSLOW TOWN CENTRE
- THREE GENEROUS BEDROOMS
- PLEASANT WESTERLY FACING REAR GARDEN
- DESIRABLE CONVENIENT LOCATION
- OFF-ROAD PARKING
- MODERN FITTED KITCHEN AND BATHROOM
- NO CHAIN



### The Grounds & Gardens

A driveway to the front provides off road parking and there is a good-sized private garden to the rear which can be accessed via a shared ginnel. The rear garden is mainly laid to lawn with a paved stone patio, hedge borders and there is a timber shed.

### The Location

Ideally situated within easy reach of the town centre, 43 Lindfield Estate North offers excellent convenience for everyday living. The property is just a short distance from a wide range of shops, supermarkets, cafes, and local amenities, while also benefiting from close proximity to the train station, making it perfect for commuters. With good transport links and access to nearby green spaces and schools, the location strikes a great balance between practicality and lifestyle.

### Important Information

Council Tax Band: C  
EPC grade: D  
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 EE, O2 & Vodafone likely.  
Parking: To be confirmed.

Rights of Way & Restrictive Covenants: To be confirmed.

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 5EX**

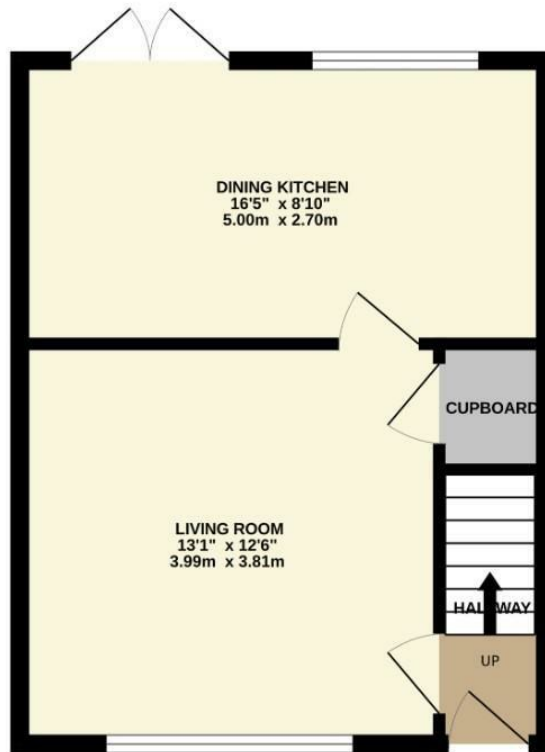
What 3 Words: **native.works.dance**

Council Tax Band: **C**

EPC Rating: **D**

Tenure: **Freehold**

GROUND FLOOR  
350 sq.ft. (32.6 sq.m.) approx.



1ST FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 749 sq.ft. (69.6 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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