

13 Holly Bank Road

Wilmslow, SK9 4DR



*mosley jarman*





## 13 Holly Bank Road, Wilmslow, SK9 4DR

**£260,000**

This three-bedroom mid-terrace home is situated within the popular 'Lacey Green' estate, ideally positioned close to Lacey Green Academy Primary School and within walking distance of the train station, town centre, and 'The Carrs'. The property enjoys a superb open outlook to the rear, backing onto open fields.

While the house would benefit from updating and modernisation, it presents a fantastic opportunity for buyers to create a bespoke family home. Additional features include UPVC double glazing, gas-fired central heating, and the property is offered for sale with no onward chain.

The accommodation comprises an entrance porch, hallway with under-stairs storage, a spacious living room, conservatory, and kitchen. Upstairs, the first floor includes a landing with loft access, three bedrooms, a family bathroom, and a separate WC.



- Three bedroom mid terrace house
- Situated within the popular 'Lacey Green' estate
- Close to Lacey Green Academy Primary School
- Requires updating and modernisation
- No onward chain
- Off road parking
- Walking distance of the train station & town centre,
- Enjoys a superb open outlook backing onto open fields.
- Close to 'The Carrs'
- Leasehold- TBC





### The Grounds & Gardens

Externally, there is a driveway to the front providing off-road parking for one vehicle, with potential to extend for additional parking. The rear garden is private and not overlooked, and also includes a brick-built shed.

### 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

EPC grade: TBC

Heating - Gas central heating (radiators)

Mains - Gas, Electric, waters and drains

Property Construction- Brick built with tiled roof

\* Information provided by GOV.UK

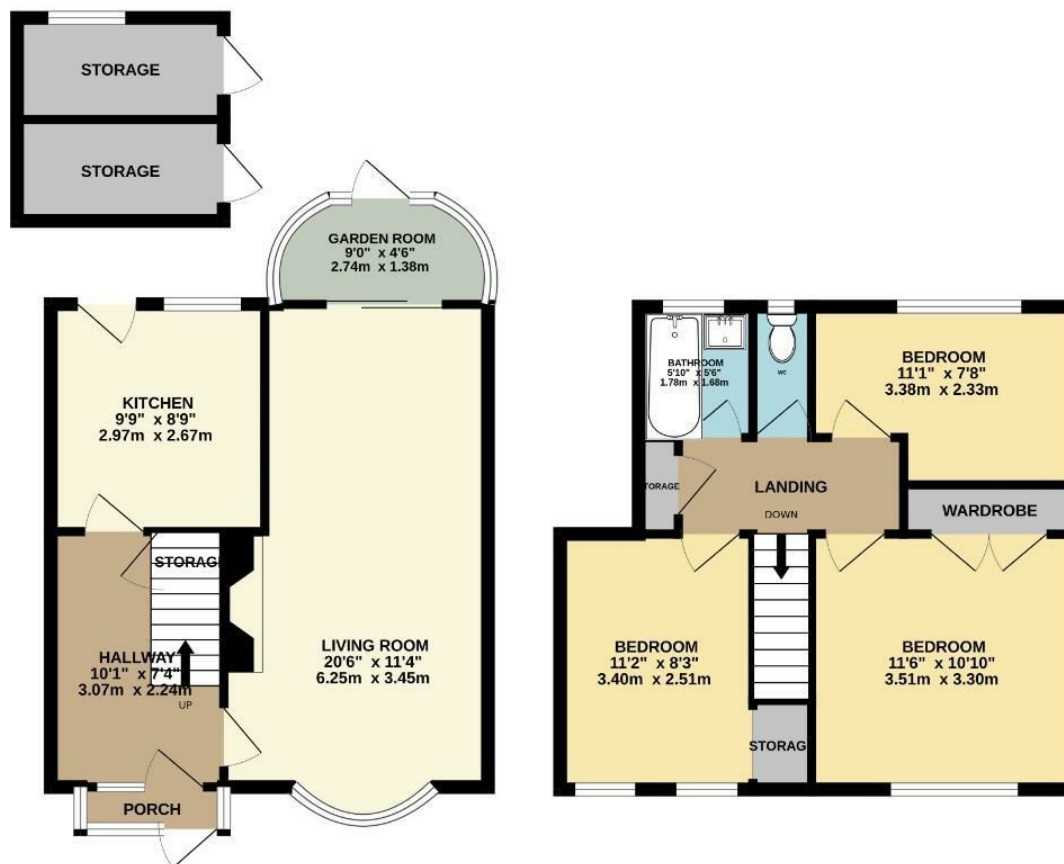
\*\*Information provided by Ofcom checker.

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 4DR
What 3 Words:	overnight.bids.rivers
Council Tax Band:	B
EPC Rating:	D TBC
Tenure:	Freehold Leasehold-TBC

GROUND FLOOR  
509 sq.ft. (47.3 sq.m.) approx.

1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 932 sq.ft. (86.6 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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44 Alderley Road, Wilmslow, Cheshire, SK9 1NY

Email: [wilmslow@mosleyjarman.co.uk](mailto:wilmslow@mosleyjarman.co.uk)

T: 01625 444899  
[www.mosleyjarman.co.uk](http://www.mosleyjarman.co.uk)

*mosley jarman*

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