

3 Sedgeford Close

Wilmslow, SK9 2GG



mosley jarman



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£600,000

***REDUCED BY £50,000* - CALL TO PRIORITISE VIEWING - A substantially extended four double bedroom two bathroom (one en-suite) detached family home.**

The accommodation includes an entrance hallway, downstairs w.c, living room (with inset living flame gas fire, Karndean flooring and bay window), study/home office (with Velux window), stunning living kitchen (providing the ideal entertainment/family space with ample room for dining, lounging and cooking. There are Velux roof windows and two sets of bi-folding doors which open to the rear garden. The kitchen is fitted with modern units, granite work surfaces and integrated appliances; dishwasher & American fridge-freezer). Utility room (fitted with washing machine & tumble dryer) and an integral garage.

The first-floor landing provides access to a main bedroom (with an extensive range of fitted wardrobes and matching furniture) with en-suite shower room, three further double bedrooms (all with fitted wardrobes) and a main bathroom (with bath and a separate shower enclosure).

The loft is boarded in full with a pull down ladder. The property is mainly double glazed and warmed by gas fired central heating (Vaillant combination boiler). No vendor chain.

- Situated on a quiet cul-de-sac
- Close to A34 bypass and local supermarkets
- Spacious living kitchen
- Four double bedrooms
- Off road parking
- Private, established rear garden
- Leasehold
- No vendor chain



The Location

The property is situated on a quiet, leafy cul-de-sac on the popular 'Villas' development built by Jones Homes, conveniently located close to local supermarkets and with nearby access to the A34.

The Grounds & Gardens

There is a driveway to the front providing off road parking for up to four cars and there is an attractive, private, established rear garden which is not overlooked (with wooden decking and mature trees).

Important Information

Council Tax Band: E

EPC grade: D

Heating: Gas

Mains: Gas, Electric, Water

Flood Risk*: Very low risk of flooding from rivers & seas. 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 O2 & Vodafone likely, EE & Three limited).

Parking: Off road parking to the front of the property.

Rights of Way & Restrictive Covenants: N.A

Accessibility: The kerb has been dropped to the front of the property.

Tenure: Leasehold. £130 per annum.

TPO: There is a tree preservation order on the Oak tree in the rear garden.

* 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 2GG**

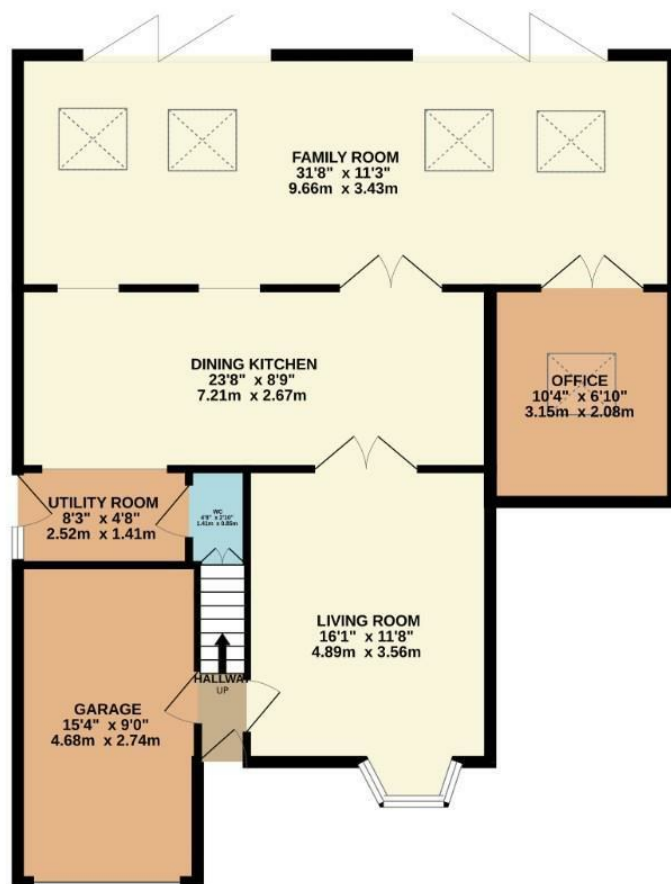
What 3 Words: **///verse.grants.rescue**

Council Tax Band: **E**

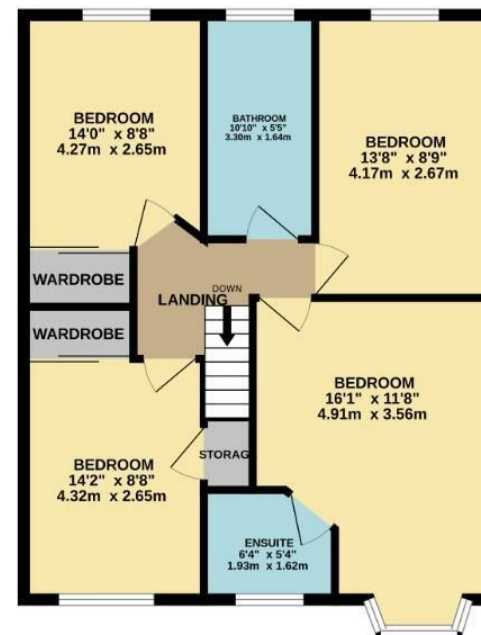
EPC Rating: **D**

Tenure: **Leasehold**

GROUND FLOOR
1030 sq.ft. (95.7 sq.m.) approx.



FIRST FLOOR
652 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA: 1682 sq.ft. (156.2 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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