

21 Park Road

Wilmslow, Cheshire, SK9 5BT



mosley jarman



**21 Park Road, Wilmslow, Cheshire,
SK9 5BT**

£325,000

An attractive two-bedroom Victorian mid terraced home situated in a central Wilmslow location. Double glazed and gas fired central heating (run by a Vaillant combination boiler). The accommodation includes an enclosed entrance porch, living room (with cast iron fireplace and a recessed multi fuel burning stove, fitted period store cupboard into alcove, picture rail and laminate flooring), dining kitchen (with space for a table and chairs, re-fitted with cream units, butchers block style laminate work surfaces, integrated appliances that include an electric oven, gas hob, extractor canopy and there is space and plumbing for a washing machine and a fridge freezer), Landing, spacious main bedroom (with cast iron fireplace), second bedroom (with loft access hatch with pull down ladder ascending to a converted loft which is boarded and carpeted with Velux window and storage cupboards in to the eaves) and a bathroom (fitted with a modern white sanitary ware with chrome fittings, glass shower screen and thermostatically controlled shower fittings over the bath, LED down lighters and a ladder radiator). No vendor chain.



- Attractive Victorian mid terraced home
- Dining kitchen
- Central Wilmslow location
- No vendor chain
- Two bedrooms
- Period features
- Rear garden



The Location

The property is situated in a central Wilmslow location with nearby access to the Carnival Fields, the town centre and the train station.

The Grounds & Gardens

There is a small garden frontage, and the rear garden is laid to lawn with fence and hedge boundaries. Timber shed. Cold water tap. Attached brick-built store with light, power and space for appliances and vented for a tumble dryer.

Important Information

Council Tax Band: C

EPC grade: C

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: On street parking available.

Rights of Way & Restrictive Covenants: TBC

Accessibility: TBC

Tenure: TBC

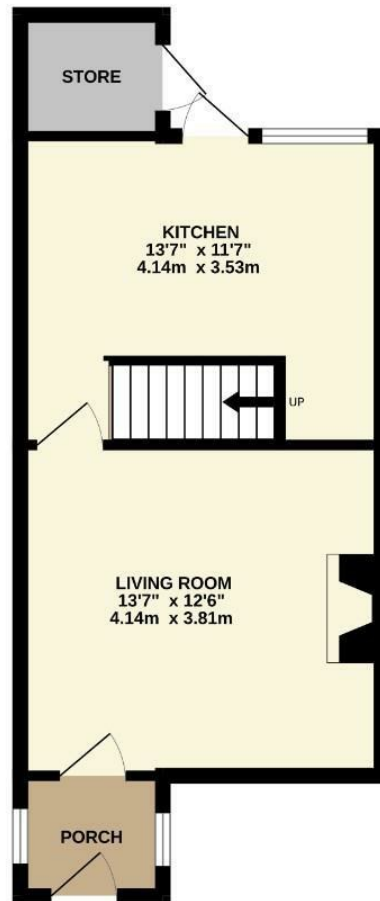
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* Information provided by GOV.UK

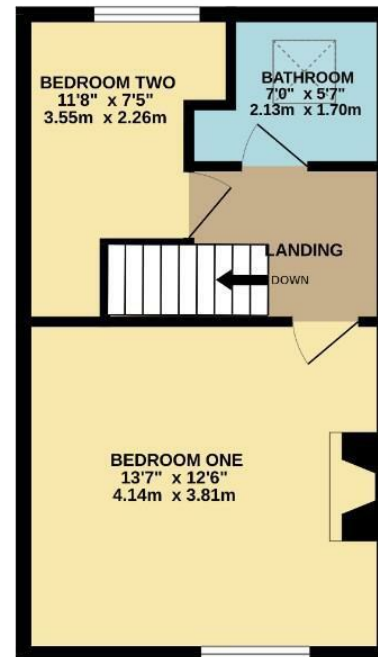
**Information provided by Ofcom checker.

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.

GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



FIRST FLOOR
318 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA: 684 sq.ft. (63.5 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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