

# 3 Westminster Drive

Wilmslow, SK9 1QZ



*mosley jarman*





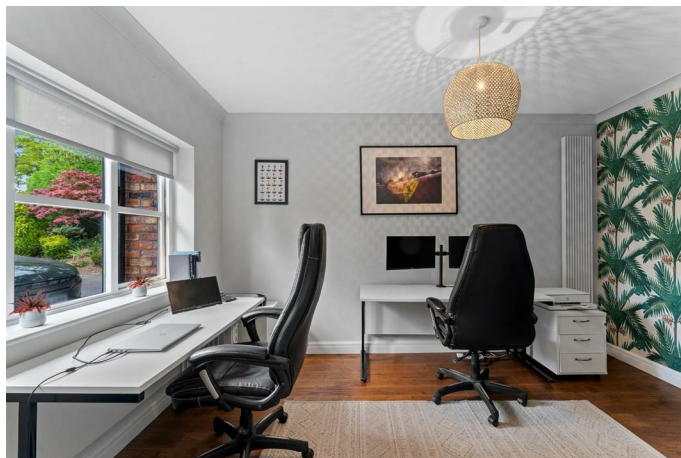
## 3 Westminster Drive, Wilmslow, SK9 1QZ

**Guide Price £965,000**

Situated within easy reach of both Wilmslow Town Centre and Alderley Edge Village in the much favoured Fulshaw Park, this attractive detached home offers a high degree of accessibility proving ideal for family buyers.

Well-presented throughout, the accommodation is of a generous size boasting a huge living-dining kitchen with an adjoining garden room, along with a separate living room and study. A handy wc is located off the hallway and a utility room is positioned off the kitchen which offers access into the sizeable double integral garage.

There are four well sized bedrooms and a fitted family bathroom off the landing, along with a fitted modern en-suite shower room to the principal bedroom.



- A HANDSOME EXECUTIVE STYLED DETACHED HOME
- DESIRABLE CONVENIENT LOCATION IN FULSHAW PARK
- CLOSE TO WILMSLOW TOWN CENTRE & ALDERLEY EDGE VILLAGE
- WELL-PRESENTED SPACIOUS ACCOMMODATION
- LARGE LIVING-DINING KITCHEN WITH ADJOINING GARDEN ROOM
- SEPARATE LIVING ROOM & STUDY
- FOUR GENEROUS BEDROOMS
- TWO BATH/SHOWER ROOMS
- USEFUL DOUBLE INTEGRAL GARAGE
- EXCELLENT MATURE GARDENS





### **GROUNDINGS & GARDENS**

Approached over a wide tarmac driveway, the house offers ample off-road parking as well as a large integral double garage, providing ample storage.

### **THE LOCATION**

3 Westminster Drive is situated in the desirable Fulshaw Park area of Wilmslow, offering a prime location that combines peaceful surroundings with exceptional convenience. Nestled between Wilmslow town centre and the sought-after village of Alderley Edge, the property provides easy access to a wide range of boutique shops, cafés, and transport links. The area is well-served by numerous highly regarded schools, making it ideal for families, while the nearby Cheshire countryside offers beautiful walking trails and scenic views, all just moments from the doorstep.

### **IMPORTANT INFORMATION**

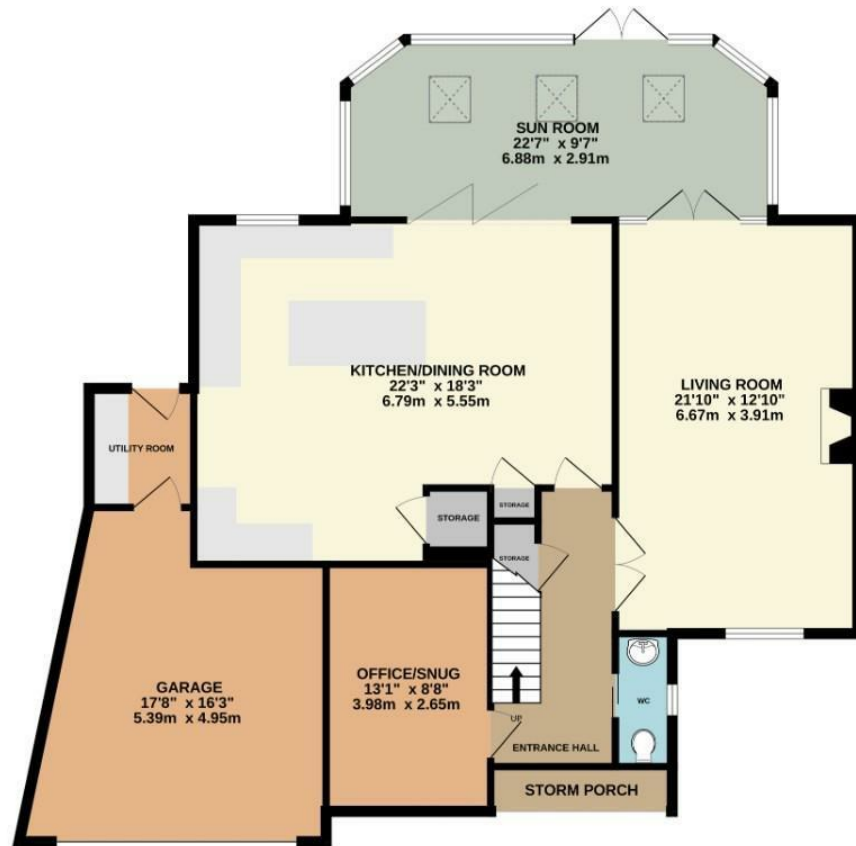
Council Tax Band: G  
EPC grade: D  
Heating - Gas central heating (radiators)

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 coverage.  
Parking: Off road parking to the front of the property.  
Rights of Way & Restrictive Covenants: TBC  
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.

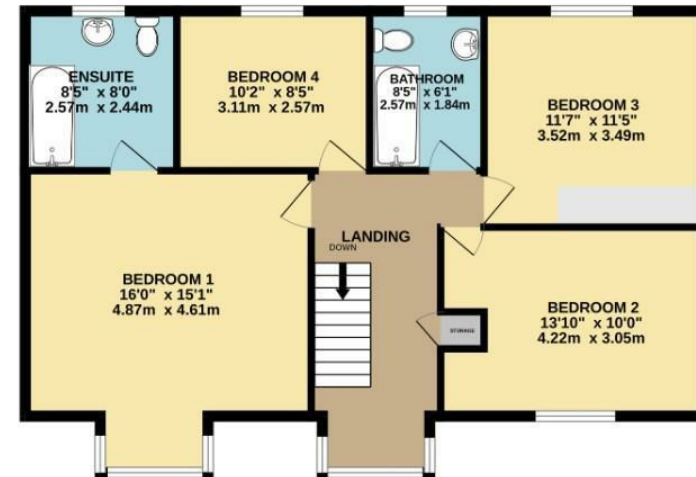
Postcode: **SK9 1QZ**  
What 3 Words: **mostly.parent.transit**  
Council Tax Band: **G**  
EPC Rating: **D**  
Tenure: **Leasehold**



GROUND FLOOR  
1381 sq.ft. (128.3 sq.m.) approx.



1ST FLOOR  
802 sq.ft. (74.5 sq.m.) approx.



TOTAL FLOOR AREA : 2183 sq.ft. (202.8 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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