

47 Bailey Road

Wilmslow, SK9 2TX



*mosley jarman*





## 47 Bailey Road, Wilmslow, SK9 2TX

**£572,500**

Video Tour available- A beautifully presented, contemporary four-bedroom, two-bathroom detached family home, located on the sought-after 'Heathfield Farm' development. Ideally positioned within walking distance of local supermarkets and Wilmslow Academy, this superb home also offers convenient access to the A34 bypass—linking to the motorway network and Manchester Airport.

Built just five years ago, this exceptional property boasts modern living throughout, benefiting from UPVC double glazing, gas central heating via a combination boiler, off-road parking, a detached garage, a south-facing garden, and the remainder of its NHBC new-build warranty.

The accommodation comprises: a welcoming entrance hallway with under-stairs storage, a downstairs WC/ cloaks, a large storage cupboard, a spacious living room with bay window, and an impressive open-plan dining kitchen. The kitchen features sleek, contemporary wall and base units, integrated AEG and Zanussi appliances, a dining area, and French doors leading to the garden. A separate utility room adds further convenience.

Upstairs, the landing provides loft access with a pull-down ladder, a stylish master bedroom with Symphony fitted wardrobes and a luxurious en-suite, three additional bedrooms, and an elegant family bathroom.

- Four bedroom detached family home
- Located on the sought-after 'Heathfield Farm' development
- Convenient access to the A34 bypass, motorway network and Manchester Airport.
- Two bathrooms
- Utility room and down stairs wc
- Remainder of its NHBC new-build warranty
- Beautifully presented throughout
- Contemporary dining kitchen
- Off road parking for several cars and detached garage
- Beautifully maintained South facing landscaped garden





### The Grounds & Gardens

To the side of the property, a driveway extends along the length of the house, offering off-road parking for several vehicles and leading to a detached garage with an electric door and wall mounted EV charge Point. At the rear, you'll find a beautifully maintained south-facing garden, featuring raised beds, a well-kept lawn, and a spacious patio area—perfect for outdoor entertaining or relaxing in the sun. Additionally there is an out of site bin storage area.

### 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

Council Tax Band: E

EPC grade: B

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 & Virgin Media- FTTP (Fibre to the Premises). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for 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

Water Metre- Present at property.

Estate charge - £218 per annum.

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 2TX**

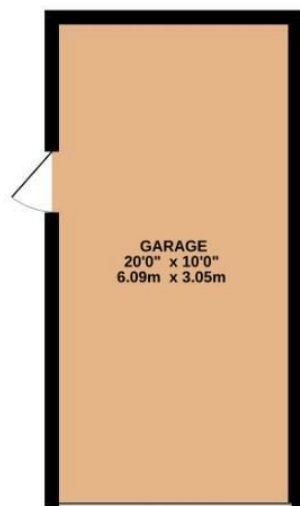
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Council Tax Band: **E**

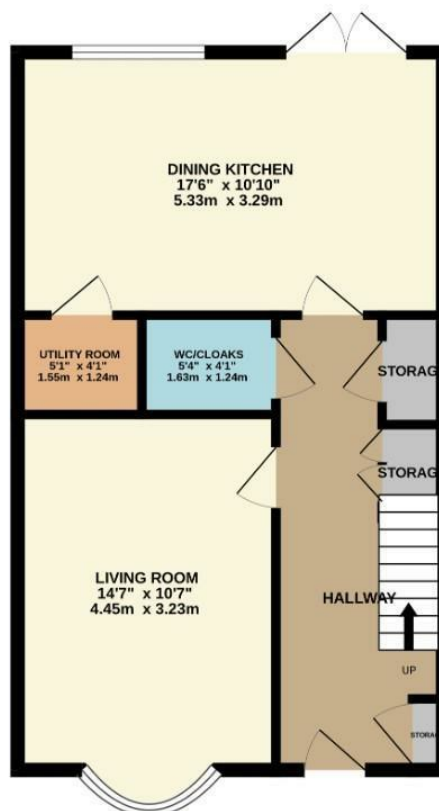
EPC Rating: **B**

Tenure: **Freehold**

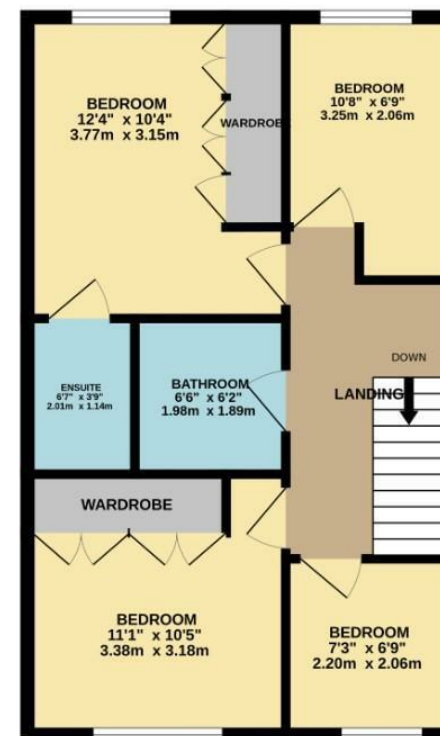
GARAGE  
200 sq.ft. (18.6 sq.m.) approx.



GROUND FLOOR  
520 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR  
514 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA : 1235 sq.ft. (114.7 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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