

22 Church Road

Wilmslow, Cheshire, SK9 6HH



mosley jarman



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£699,950

This beautifully maintained four-bedroom, two-bathroom detached family home is ideally positioned in the highly desirable area of South Wilmslow equidistance between Wilmslow and Alderley Edge town centres, perfect for families looking to be close to outstanding local schools and everyday amenities and Wilmslow Town Centre. The home further benefits from uPVC double glazing, gas-fired central heating, off-road parking and a sunny south-west facing aspect.

The ground floor offers well-planned living space ideal for modern family life. A welcoming entrance hallway with downstairs WC, a spacious living room, featuring a bay window, cosy log burner and double doors opening through to the dining room—perfect for both family meals and entertaining. The modern dining kitchen is fitted with stylish wall and base units, granite work surfaces and integrated appliances, with French doors opening directly onto the garden, creating a great indoor-outdoor flow. A large utility room/pantry provides excellent additional storage and practicality.

Upstairs, the landing gives access to a boarded loft with lighting and power via a pull-down ladder, ideal for storage. The principal bedroom features a bay window, there are two further double bedrooms, one of which benefits from a contemporary en-suite shower room and a fourth single bedroom. These are served by a modern family bathroom with a three-piece suite and separate shower enclosure.



- Four bedroom, two bathroom detached family home
- Beautifully maintained
- Modern dining kitchen
- Off road parking and garage/store
- Leasehold. 999 year lease. 931 years remaining
- Located in South Wilmslow
- Two reception rooms
- Downstairs wc & utility room
- South West facing garden
- Ground Rent £10 per year



The Grounds & Gardens

To the front of the property is a well-established garden, mainly laid to lawn, alongside a driveway providing off-road parking for two vehicles. There is also access to a useful garage store, ideal for bikes, prams and additional storage.

To the rear, the home enjoys a private, south-west facing garden, perfect for family time and outdoor entertaining. The garden is predominantly laid to lawn with mature hedged borders and a paved patio area, offering a safe and enjoyable space for children to play and for relaxing in the afternoon and evening sun.

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: A

EPC: 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. 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 coverage

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

Rights of Way- TBC

Water Metre- TBC

Tenure: Leasehold. 999 year lease. 931 years remaining

Ground Rent- £10 per annum

* 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 6HH**

What 3 Words: **tenure.strickest.licks**

Council Tax Band: **E**

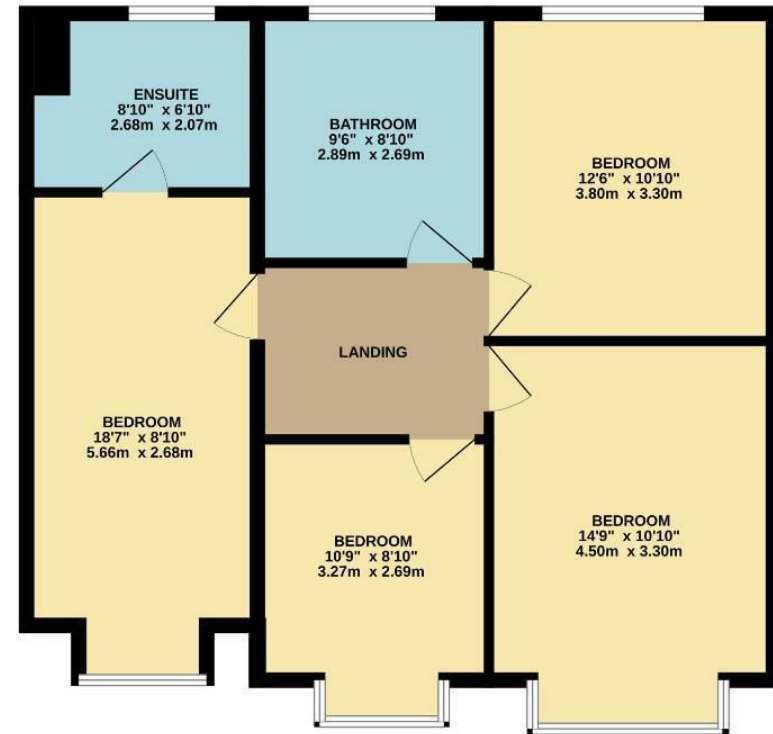
EPC Rating: **D**

Tenure: **Leasehold**

GROUND FLOOR
722 sq.ft. (67.1 sq.m.) approx.



1ST FLOOR
731 sq.ft. (67.9 sq.m.) approx.



TOTAL FLOOR AREA : 1494sq.ft. (138.8 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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