

**1 Lancaster Road**  
Wilmslow, Cheshire, SK9 2HF



*mosley jarman*





## 1 Lancaster Road, Wilmslow, Cheshire, SK9 2HF

**£350,000**

Attractive to the eye with a feature pitched porchway, a striking semi-detached house stylishly presented throughout with spacious accommodation.

Approached over a wide block paved driveway, this superb house is conveniently positioned close to Dean Oaks Primary School, a handy local parade of shops and the A34 By-Pass offering an ease of access into Wilmslow town centre and Manchester City Centre.

The property consists of of a practical porch, hallway with useful understairs storage, a separate living room and a spacious dining kitchen, fitted with modern units and French patio doors leading to the rear garden. To the first floor, there are three well-sized bedrooms and a modern fitted white bathroom.



- AN ATTRACTIVE SEMI-DETACHED HOME
- THREE WELL-SIZED BEDROOMS
- STYLISH WHITE FITTED BATHROOM
- CLOSE TO NUMEROUS SCHOOLS
- POPULAR CONVENIENT LOCATION
- A SUPERB LARGE DINING MODERN KITCHEN
- SEPARATE LIVING ROOM
- DOUBLE BLOCK DRIVE





#### **GROUND S & GARDENS**

Excellent off-road parking is offered via a double block paved driveway, leading to the front porch, with ample privacy aided by mature hedgerows. Whilst to the rear, there is a decent sized Westerly facing garden with a lawned area and wide patio.

#### **THE LOCATION**

1 Lancaster Road is nestled in a peaceful residential area that offers both convenience and community appeal. Just a short stroll away is The Wilmslow Academy, a well-regarded primary school rated ‘Good’ by Ofsted . For secondary education, Wilmslow High School, also rated ‘Good’, is approximately 1.4 miles away . The property is conveniently located near the local parade of shops at Summerfields Village Court, providing easy access to everyday amenities. Commuters will appreciate the proximity to the A34 Wilmslow bypass, offering swift connections to Manchester Airport and the M56/M60 motorways . Wilmslow town centre, with its array of boutiques, cafes, and restaurants, is just over a mile away, and the mainline train station offers direct services to Manchester and London, making this location ideal for both families and professionals.

#### **IMPORTANT INFORMATION**

Council Tax Band: C

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 main providers limited.

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

Rights of Way & Restrictive Covenants

Accessibility:

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 2HF

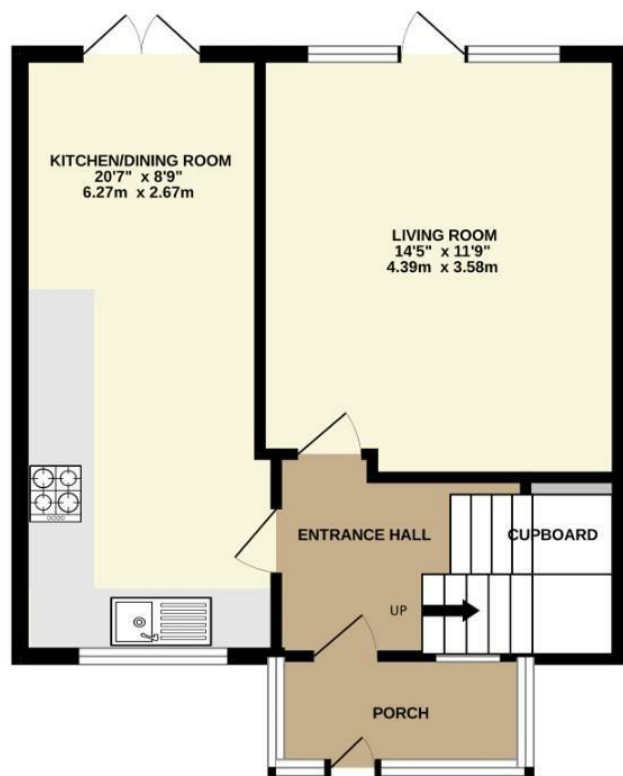
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Council Tax Band: C

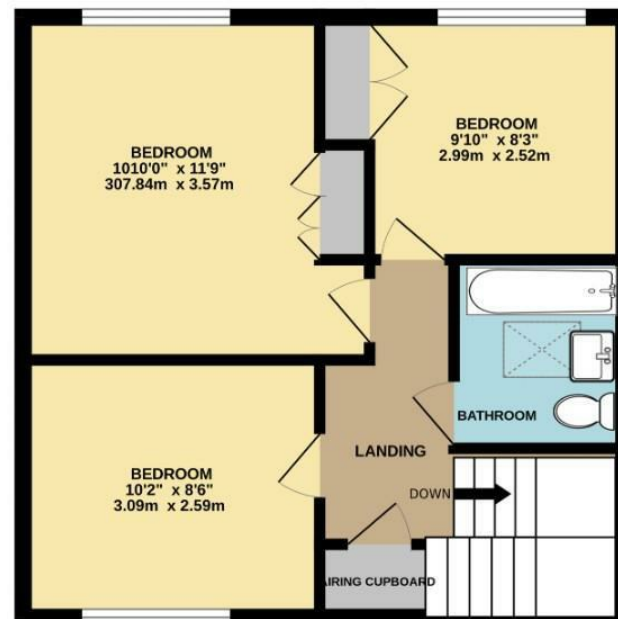
EPC Rating: D

Tenure: Freehold

GROUND FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 876 sq.ft. (81.4 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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