

41 Cumber Lane

Wilmslow, SK9 6DX



*mosley jarman*



## 41 Cumber Lane, Wilmslow, SK9 6DX

**Offers Over £425,000**

A well presented and extended three-bedroom semi-detached family home situated in a fabulous South Wilmslow location close to sought after primary schools and being within walking distance of the town centre and the local countryside. The property benefits from off road parking, well established gardens, UPVC double glazing, gas fired central heating (run by a combination boiler) and is offered for sale with no onward chain.

The accommodation includes; an entrance hallway with down stairs wc, living room with bay window and fire place and an extended dining kitchen. The kitchen is fitted with modern matching wall and base units, space for appliances, under stairs storage, vaulted ceiling with Velux window and bi-fold doors onto the garden. To the first floor is a landing with loft access, three good sized bedrooms and a family bathroom with matching three piece suite.



- Extended three bedroom family home
- Close to sought after primary schools
- No onward chain
- Off road parking
- Well established gardens
- Fabulous South Wilmslow location
- Walking distance of the town centre and the local countryside
- Extended dining kitchen
- Detached garage
- Freehold



### The Grounds & Gardens

To the front of the house is a lawned garden and a driveway which provides off road parking. The driveway extends down the side of the house and leads to a detached garage with lights and power. To the rear of the property is a private well established garden with lawn, patio and gated access to driveway and garage.

### 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: C

EPC grade: C

Heating - Gas central heating (radiators)

Mains - Gas, Electric, waters and drains

Property Construction- Brick built with tiled roof

Flood Risk<sup>\*\*</sup>: Very low risk of flooding from rivers & seas. Very low risk of surface water flooding.

Broadband<sup>\*\*</sup>: 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<sup>\*</sup>

Mobile Coverage<sup>\*\*</sup>: Mobile coverage at the property available with all main providers<sup>\*</sup>. Some limited indoor & outdoor coverage.

Parking: Off road parking available

Rights of Way & Restrictive Covenants: TBC

Tenure:- Freehold

<sup>\*</sup> Information provided by GOV.UK

<sup>\*\*</sup>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 6DX**

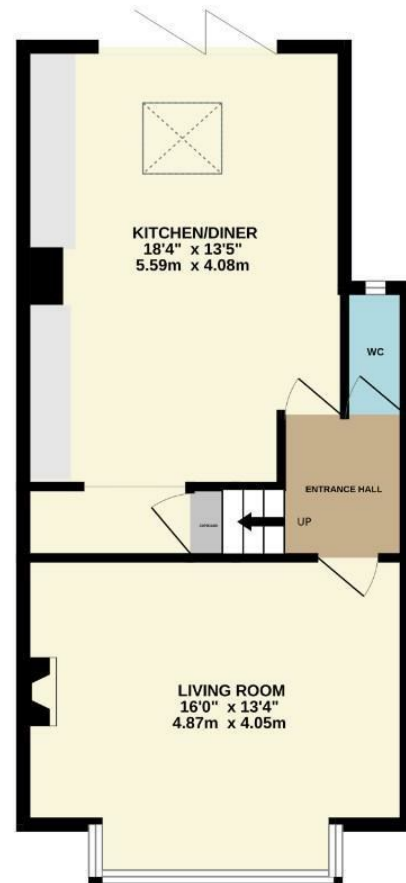
What 3 Words:

Council Tax Band: **C**

EPC Rating: **C**

Tenure: **Freehold**

GROUND FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA: 887 sq.ft. (82.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.