

37 Newlands Drive

Wilmslow, SK9 6BT



*mosley jarman*





**37 Newlands Drive, Wilmslow, SK9 6BT**

**Offers Over £425,000**

This well-maintained and extended three-bedroom semi-detached family home is situated in a peaceful location in South Wilmslow, within walking distance of the town centre, open countryside, and excellent schools. The property benefits from off-road parking, UPVC double glazing, gas-fired central heating powered by a combination boiler, and well-established gardens.

The accommodation comprises an entrance hallway with under-stairs storage, a living room with a bay window, a dining room, and an extended kitchen fitted with matching wall and base units, providing space for appliances, which leads into a conservatory. On the first floor, the landing offers an airing cupboard and loft access via a pull-down ladder, along with three bedrooms and a modern shower room featuring a vanity unit.



- Extended three bedroom family home
- Close to excellent local schools
- Modern shower room with vanity unit
- well presented throughout
- Ground Rent £10 per annum
- Extremely popular residential location in South Wilmslow
- Off road parking for two cars
- Well established gardens
- Leasehold- 999 year lease with 935 years remaining





### The Grounds & Gardens

Outside, the front of the house features a driveway providing off-road parking for three cars. To the rear, there is a well-established garden mainly laid to lawn, with a patio area and well-stocked shrubs and borders.

### 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: D  
EPC grade: TBC

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 & outdoor coverage.

Parking: Off road parking

Rights of Way & Restrictive Covenants: TBC

Water Meter- TBC

Tenure: Leasehold- 999 year lease. 935 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 6BT**

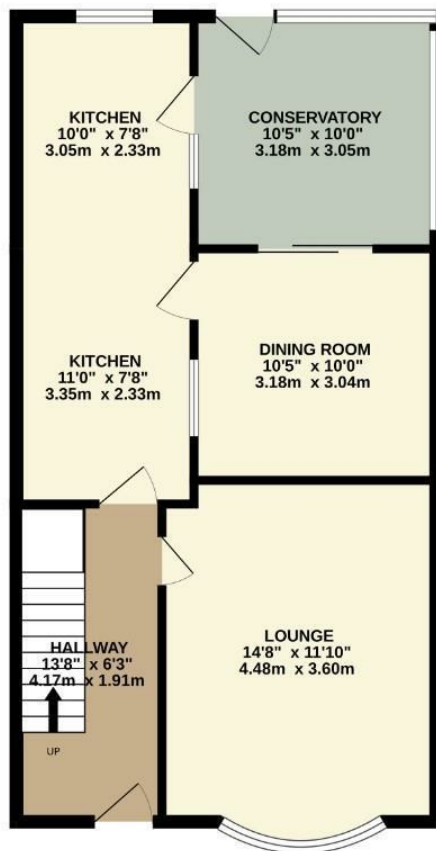
What 3 Words: **jacket.pairings.opposite**

Council Tax Band: **D**

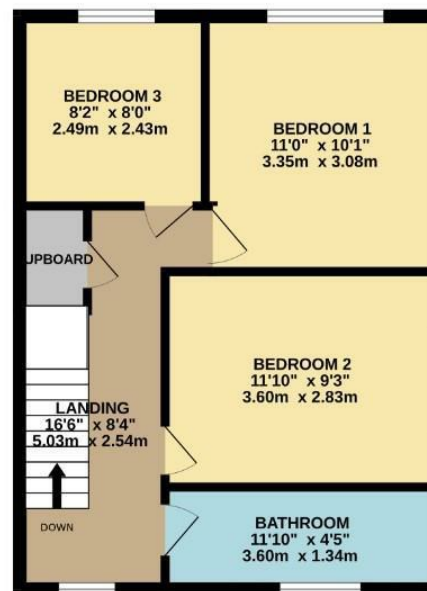
EPC Rating: **TBC**

Tenure: **Leasehold**

GROUND FLOOR  
632 sq.ft. (58.7 sq.m.) approx.



1ST FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA: 1078 sq.ft. (100.1 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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