

17 Northward Road

Wilmslow, SK9 6AB





**17 Northward Road, Wilmslow,
SK9 6AB**

£425,000

An extremely well presented and updated three-bedroom semi-detached family home situated in a sought-after south Wilmslow location close to well-regarded primary schools and being within walking distance of the town centre and the train station as well as local shops on Chapel Lane. The property benefits from UPVC double glazing, gas fired central heating (run by a combination boiler), off road parking and large West facing garden. In addition the property did previously have approved planning permission in 2019 for a proposed single storey rear extension and first floor side and rear extensions (Cheshire East Council ref. 19/4595M). The accommodation includes; entrance hallway, living room (with multi-fuel log burner), a dining kitchen (fitted with modern matching wall and base units, space for appliances, dining area and access to garden) and utility room/ down stairs wc. To the first floor is a landing (with loft access which is boarded), three bedrooms and a refitted family bathroom (with fully tiled walls and floor, three-piece suite, rainwater shower head and heated towel rail).

- Three bedroom family home
- Extremely well presented throughout
- Close to well-regarded primary schools
- Walking distance of the town centre
- Modern dining kitchen and bathroom
- Utility room and down stairs wc
- Large well established West facing garden
- Garden room
- Off road parking
- Previously approved planning permission in 2019 for a proposed extension



The Grounds & Gardens

To the front of the house is a driveway which provides off road parking for two cars. To the rear of the house is a large private West facing garden (which is mainly laid to lawn, with patio, planted shrubs and borders and garden room).

The Location

Wilmslow is an affluent town located in Cheshire and is one of the most sought after places to live in the UK after central London. Just 11 miles south of Manchester City Centre, Wilmslow has a population of approximately 30,326, lying between affluent Alderley Edge and Handforth, where approximately another 8,000 people reside.

Important Information

Council Tax Band: D

EPC grade: 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. 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 to the front of the property.

Rights of Way & Restrictive Covenants: N.A

Tenure: Freehold

what3words- navy.item.anyway

^{*} Information provided by GOV.UK

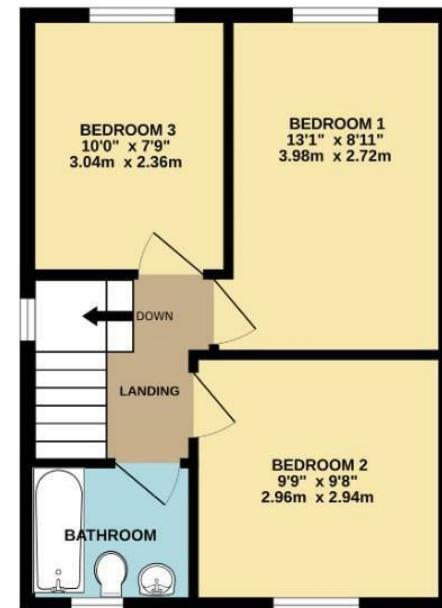
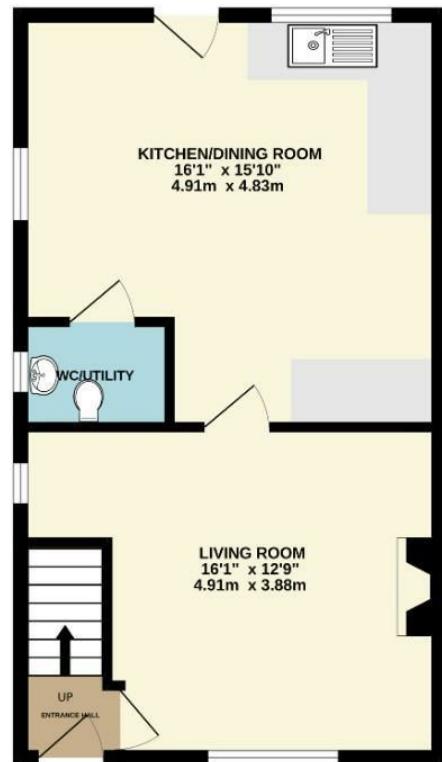
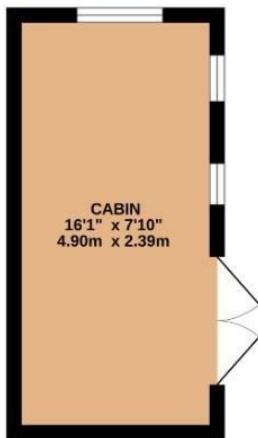
^{**}Information provided by Ofcom checker.

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.

CABIN
126 sq.ft. (11.7 sq.m.) approx.

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

1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 948 sq.ft. (88.0 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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