

51 Bailey Road  
Wilmslow, SK9 2TX



*mosley jarman*



## 51 Bailey Road, Wilmslow, SK9 2TX

**Offers Over £475,000**

A beautifully presented, contemporary three-bedroom semi-detached family home, ideally situated on the highly sought-after Heathfield Farm development. Perfectly positioned within walking distance of local supermarkets and Wilmslow Academy, the property also enjoys excellent transport links via the nearby A34 bypass, providing easy access to the motorway network and Manchester Airport.

Built just five years ago, this impressive home offers modern living throughout and benefits from UPVC double glazing, gas central heating via a combination boiler, off-road parking, a south-facing garden and the remainder of its NHBC new-build warranty.

The immaculately maintained accommodation begins with a welcoming entrance hallway leading to a spacious dining kitchen, fitted with stylish shaker units, tiled splashbacks and a full range of integrated Zanussi appliances including oven, hob, extractor, fridge, freezer, dishwasher and washing machine. The kitchen flows seamlessly into the bright and airy lounge, where French doors open onto the rear garden. The ground floor is completed by a convenient downstairs WC.

To the first floor are two well-proportioned bedrooms, both featuring fitted wardrobes, along with a modern family bathroom fitted with a contemporary suite, fully tiled walls and flooring, and a heated towel rail.

Occupying the entire second floor is an impressive principal bedroom suite, enhanced by dual-aspect Velux windows and striking vaulted ceilings, offering beautiful open views across the surrounding greenery. This exceptional space also includes a dressing area and a stylish en-suite shower room.



- Contemporary three-bedroom semi-detached family home
- Ideally situated on the highly sought-after Heathfield Farm development
- Two bathrooms (one ensuite)
- Accommodation over three floors
- South facing landscaped garden
- Beautifully presented throughout
- Enjoys excellent transport links via the nearby A34 bypass
- Stylish dining kitchen
- Off road parking
- EPC rating B



### The Grounds & Gardens

Externally, the property features a small front garden and a driveway providing off-road parking, complete with an EV charging point. To the rear, the south-facing garden has been thoughtfully landscaped, showcasing a tiled raised border, contrasting paved patio, circular lawn feature, pergola and sleek contemporary fencing—creating an ideal space for both relaxation and entertaining.

### 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: E

EPC grade: B

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<sup>\*\*</sup>: Openreach & Virgin Media- FTTP (Fibre to the Premises). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for EE & Three<sup>\*</sup>

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

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

Rights of Way & Restrictive Covenants: TBC

Water Metre- TBC

Estate charge -Approx. £217 per annum

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 2TX**

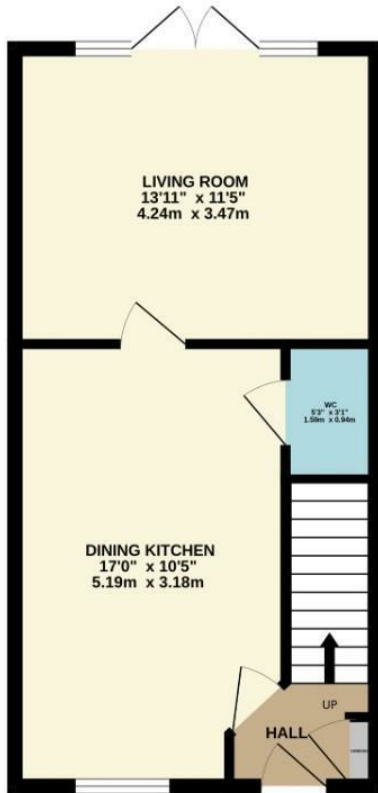
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Council Tax Band: **E**

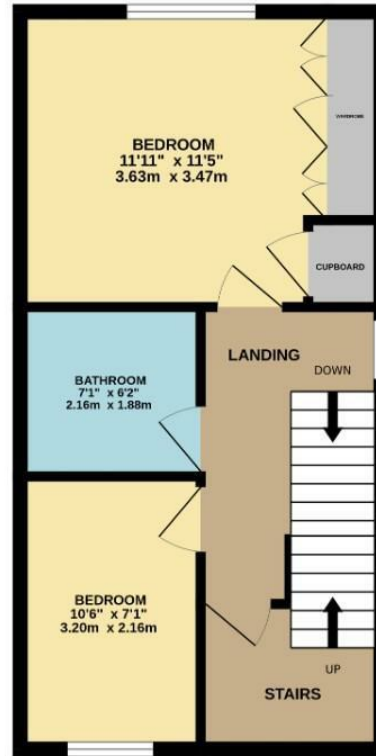
EPC Rating: **B**

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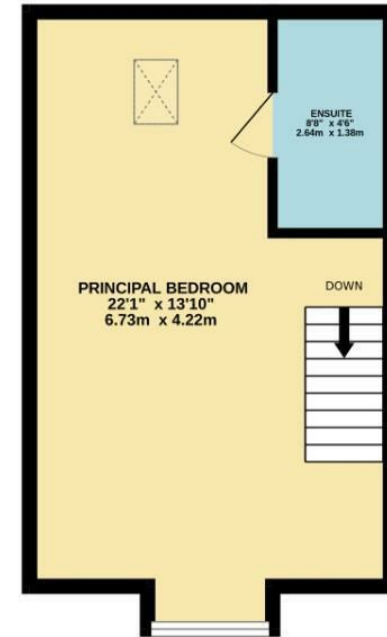
GROUND FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



2ND FLOOR  
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA: 1104 sq.ft. (102.6 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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44 Alderley Road, Wilmslow, Cheshire, SK9 1NY

Email: [wilmslow@mosleyjarman.co.uk](mailto:wilmslow@mosleyjarman.co.uk)

T: 01625 444899

[www.mosleyjarman.co.uk](http://www.mosleyjarman.co.uk)

*mosley jarman*

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