

5 Cranford Road
Wilmslow, Cheshire, SK9 4DU



mosley jarman



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£270,000

A well-presented three-bedroom mid terraced home that forms part of the popular Lacey Green Estate.

The house has benefited from recent improvements that include an upgraded kitchen, replastering, redecoration, new carpets/flooring, new internal doors and a new bathroom. UPVC double glazed windows and gas fired central heating run by a Worcester combination boiler. The accommodation includes a hall (with laminate flooring and oak/glass internal doors), spacious living room (with a large window, wall light points, inset living flame gas fire with stone surround and hearth. Dado rail, coving and a ceiling rose), dining kitchen (fitted with modern shaker style units with under unit lighting and integrated appliances that include an electric oven, gas hob, extractor hood, dishwasher, new under counter fridge with freezer box, a new washing machine. Tiled floor, LED ceiling downlighters and French doors open to the rear garden), landing (with loft access), three good sized bedrooms (one with fitted wardrobes) and a modern bathroom (Tiled walls and re-fitted with modern white sanitary ware with glass shower screen, thermostatic shower fittings over the bath. Ladder radiator, extractor and LED downlighters).

There is no seller chain.

- Well-presented accommodation
- Re-fitted bathroom
- Close to the 'outstanding' Lacey Green Academy Primary School
- Large rear garden with outbuildings providing useful storage
- Council Tax Band - B
- Three good sized bedrooms
- No seller chain
- Nearby access to the town centre, Carrs Park and the train station
- EPC rating - D
- Freehold



The Location

Situated within a short walk of the 'outstanding' Lacey Green Academy Primary School and local shops as well as being conveniently located for access to Wilmslow Town Center, Carrs Park and Wilmslow Train Station.

The Grounds & Gardens

There is a small garden to the front and a large rear garden which is laid to lawn with two paved patio areas. There are out buildings providing useful storage and there is an outdoor W.C.

Important Information

Council Tax Band: B

EPC grade: D

Heating: Gas

Mains: Gas, Electric, Water

Flood Risk*: Very low risk of flooding from rivers & seas. High risk of surface water flooding. The vendor confirms that the property has never flooding during their

ownership.

Broadband**: Ultrafast Full Fibre Broadband available at the property. (FTTP/Fibre To The Property).

Mobile Coverage**: Mobile coverage with EE & Three likely, 02 & Vodafone limited).

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

Rights of Way & Restrictive Covenants: To be confirmed.

Shared & Communal facilities: Shared ginnel between property and neighbour.

Accessibility: There is no step free access to the property or rear of the property. There are additional steps in the garden/pathways.

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 4DU**

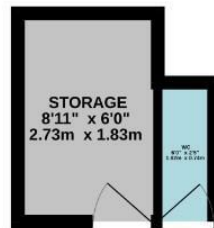
What 3 Words: **drove.shave.sunk**

Council Tax Band: **B**

EPC Rating: **D**

Tenure: **Freehold**

GROUND FLOOR
523 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 1006 sq.ft. (93.4 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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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.