

18 Broomfield Close

Wilmslow, Cheshire, SK9 2NL



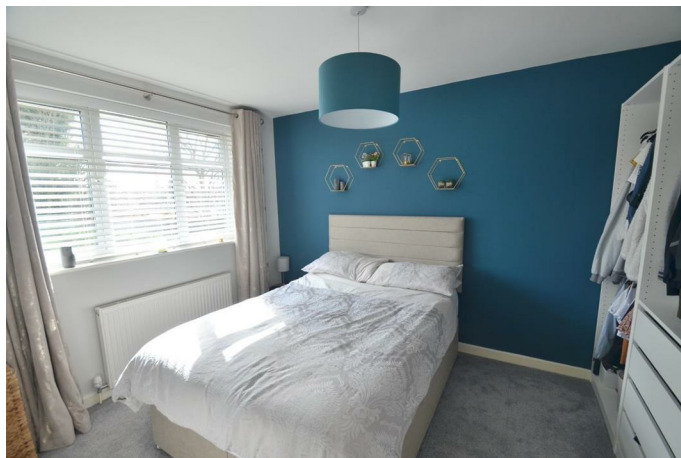
mosley jarman



18 Broomfield Close, Wilmslow, Cheshire, SK9 2NL

£325,000

A stylishly presented and refurbished three bedroom end of mews home which forms part of the popular 'Summerfields' Estate. Double glazed, gas fired central heating (run by a Worcester Bosch combination boiler) and there is a security alarm system installed. The accommodation includes an enclosed porch (with fitted storage), living room (with bay window, wooden floor boards and bespoke built in storage beneath the stairs) dining kitchen (re-fitted with modern grey units, breakfast bar with room for bar stools and integrated appliances. French doors lead to the rear garden), landing (with recessed linen cupboard and loft access with a pull down ladder), three bedrooms and a bathroom (fitted with modern white sanitary ware with glass screen and shower fittings over the bath. Tiled floor and splash backs. Ladder radiator). In addition there is excellent future potential to extend the house to the side and rear subject to planning consent.



- Stylishly presented and refurbished accommodation
- Quiet cul-de-sac location
- Modern kitchen and bathroom
- Excellent future potential to extend subject to permission
- Council Tax Band C
- New driveway, Indian Stone patio and landscaped garden
- Walking distance of local super markets and nearby access to the A34
- Not overlooked to the front or rear
- Leasehold
- EPC rating - To follow



The Grounds & Gardens

A new driveway to the front provides off road parking and there is a front garden which is laid to lawn. To the rear, there is an attractive, private and enclosed garden to the rear which has been recently landscaped with an Indian Stone paved patio, lawn, fence boundaries, raised flower beds and a large timber garden shed.

The Location

The property is conveniently located close to local supermarkets and having nearby access to the A34.

Important Information

Council Tax Band: C

EPC grade: TBC

Heating: Gas

Mains: Gas, Electric, Water

Flood Risk*: Very low risk of flooding from rivers & seas. Very low risk of surface water

flooding.

Broadband**: Superfast Fibre Broadband available at the property. (FTTC/Fibre To The Cabinet).

Mobile Coverage**: Mobile coverage with O2 & Vodafone likely, EE & Three limited).

Parking: Off road parking to the front of the property. On street parking also available.

Rights of Way & Restrictive Covenants: None.

Accessibility: The kerb has been dropped to the front of the property. There is not step free access to the front or rear of the property.

Tenure: Leasehold. 954 years on the lease. £25 per annum ground rent.

* 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 2NL**

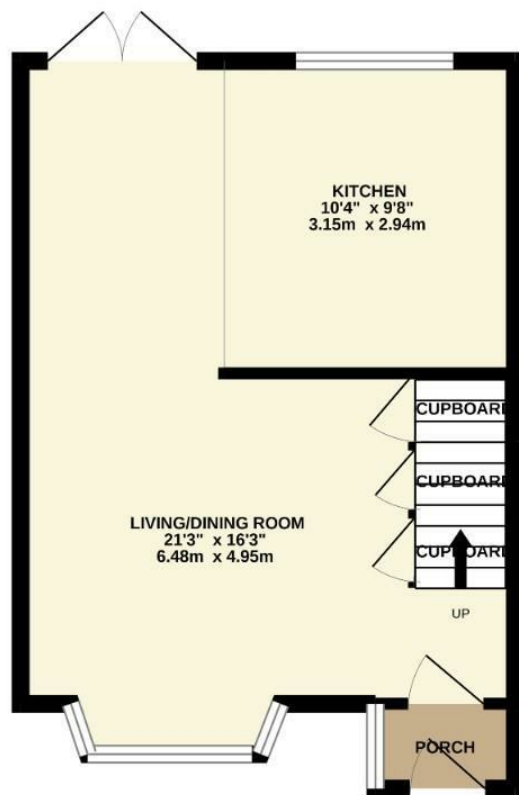
What 3 Words: **tapes.heap.swaps**

Council Tax Band: **C**

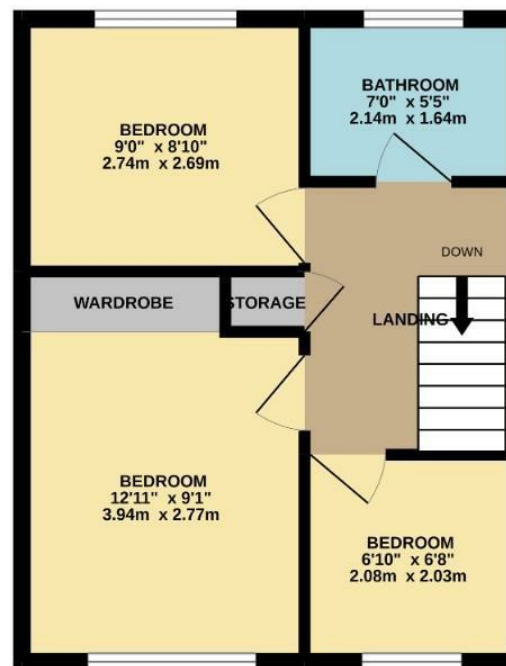
EPC Rating: **C**

Tenure: **Leasehold**

GROUND FLOOR
372 sq.ft. (34.5 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 720 sq.ft. (66.9 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

T: 01625 444899
www.mosleyjarman.co.uk

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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.