

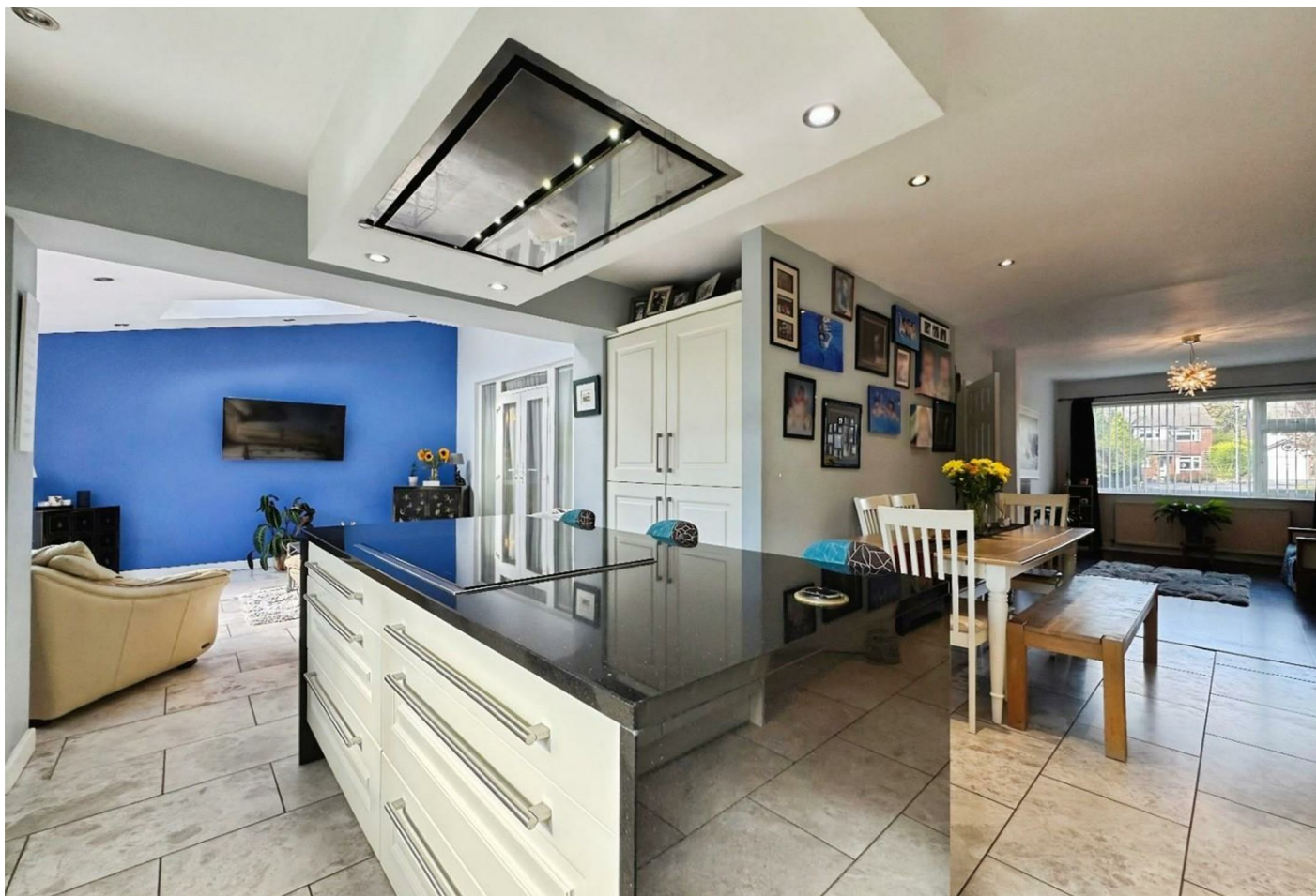
8 Kingsley Avenue

Wilmslow, SK9 4EN



*mosley jarman*





## 8 Kingsley Avenue, Wilmslow, SK9 4EN

**£875,000**

This is a well-presented, extended, and remodelled five-bedroom, three-bathroom detached family home located in a quiet cul-de-sac, within easy reach of the A34, Wilmslow town centre, the train station, and several popular primary schools. The property benefits from UPVC double glazing, gas-fired central heating, off-road parking, a large integral garage, and a south-facing garden.

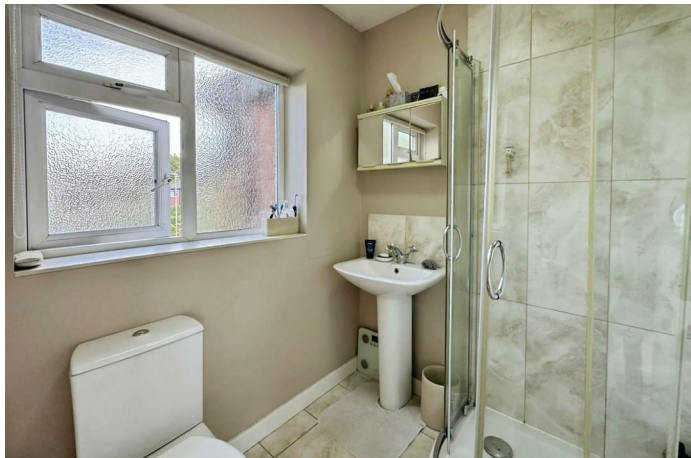
The accommodation comprises an entrance porch leading into a welcoming hallway with a downstairs WC and cloaks. The living room features an attractive inglenook, while the spacious living kitchen is fitted with modern matching wall and base units, integrated appliances, and an island. This open-plan area provides ample living and dining space, with one section benefitting from vaulted ceilings. A large utility room and direct access to the garage further enhance the practicality of the layout.

Upstairs, the landing includes an airing cupboard and leads to a master bedroom with fitted wardrobes and a modern en-suite shower room. Four additional good-sized bedrooms are also found on this level, one of which has its own en-suite. There is also a versatile study or gaming area and a contemporary family bathroom.



- Five bedroom detached family home
- Well presented throughout
- Large living kitchen
- Off road parking
- South facing garden
- Extended & remodelled family home
- Cul de sac location
- Downstairs wc, utility room,
- Integral garage
- Freehold- subject to a yearly rent charge of £15





### The Grounds & Gardens

Externally, the front of the property features a driveway providing off-road parking and access to the garage, alongside a well-established garden which is mainly laid to lawn with mature shrubs and borders. To the rear, there is a large, private south-facing garden with a lawn, patio, and further planted shrubs and borders, creating a perfect space for outdoor living.

### 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: F

EPC grade: TBC

Heating: Gas

Mains: Gas, Electric, Water

Water Meter-Present at Property- United Utilities.

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

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

Mobile coverage at the property available with all main providers\*. Some limited indoor coverage.

Rights of Way & Restrictive To be confirmed

Accessibility: To be confirmed.

Tenure: Freehold- subject to a yearly rent charge of £15

Planning Permission Approved 2012 Cheshire East Council ref. 12/2470M

\* 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 4EN**

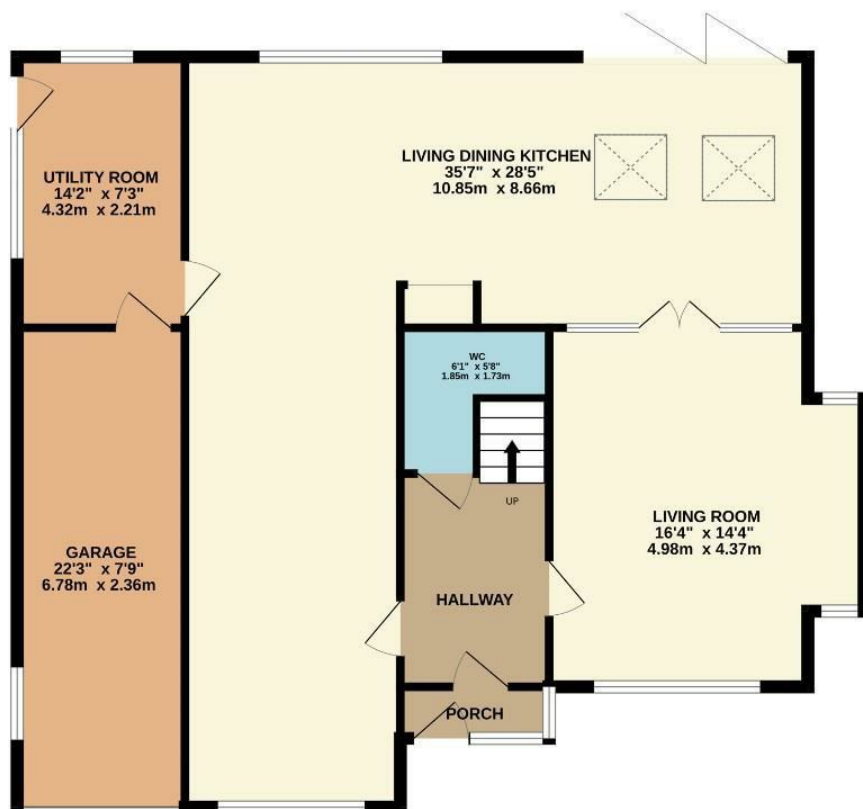
What 3 Words: **dusty.donor.craft**

Council Tax Band: **F**

EPC Rating: **D TBC**

Tenure: **Freehold**

GROUND FLOOR  
1168 sq.ft. (108.5 sq.m.) approx.



1ST FLOOR  
937 sq.ft. (87.0 sq.m.) approx.



TOTAL FLOOR AREA : 2104 sq.ft. (195.5 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.