

12A Westward Road
Wilmslow, Cheshire, SK9 5JY



mosley jarman



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Offers Over £675,000

A beautifully presented and refurbished four bedroom, two bathroom double bay fronted semi-detached family home.

The accommodation includes: a hall (with under stairs WC), living room (with bay fronted window), living kitchen (with ample space for cooking, living and dining, tiled flooring, matching matte white wall and base units, breakfast island, Quartz work tops, integrated appliances Velux windows and sliding doors onto the garden), utility room (with matching matte white wall and base units, space for washing machine and tumble dryer) and study (with bay window). To the first floor there is a landing (with airing cupboard and loft hatch with pull down ladder), bedroom one (with bay window), Jack and Jill shower room (with heated towel rail and tiled floor to ceiling), three further bedrooms (one double and one with fitted wardrobes) and a family bathroom (with vanity sink unit, over the bath rain head shower and heated towel rail). The property benefits from gas fired central heating run by a Baxi boiler and double glazing throughout. Freehold.



- Four bedroom, two bathroom semi-detached family home
- Located in a convenient location within walking distance from Wilmslow town centre
- Stunning open plan living kitchen
- Study, downstairs WC and utility room
- Four bedrooms (two doubles)
- Jack and Jill shower room & family bathroom
- Driveway for two cars
- EPC Rating - (TBC)



The Grounds & Gardens

To the front of the property there is a driveway which provides off road parking for two cars and to the rear is a private mainly laid to lawn garden with plants shrubs and bushes, ceramic tiles patio area and shed.

The Location

The property is situated in a popular South Wilmslow location within walking distance from the town centre, train station and excellent schools.

Important Information

Council Tax Band: D

EPC grade: C

Heating - Gas central heating (radiators)

Mains - Gas, Electric, waters and drains

Property Construction- Brick built with tiled roof

Flood Risk: TBC

Broadband^{**}: TBC

Mobile Coverage^{**}: TBC

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

Rights of Way & Restrictive Covenants: TBC

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.

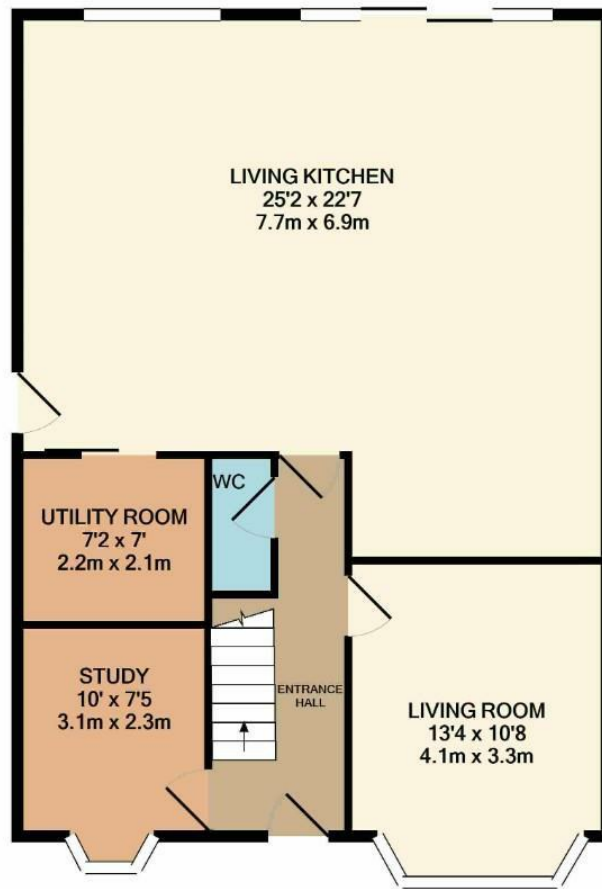
Postcode: **SK9 5JY**

What 3 Words:

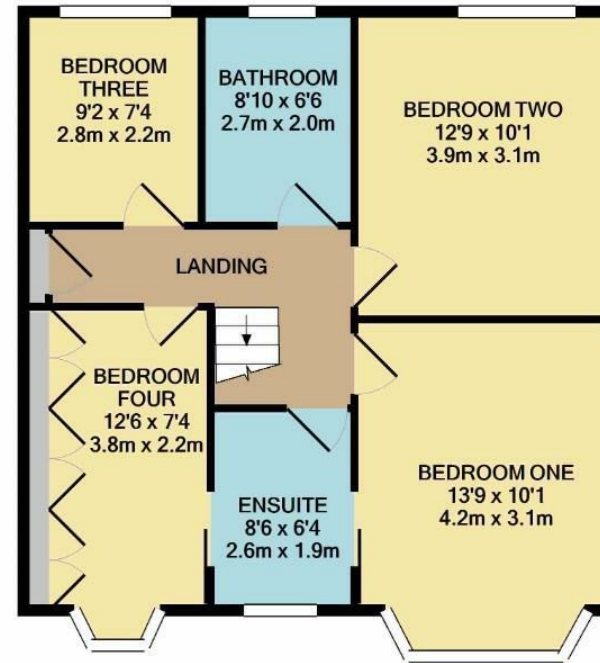
Council Tax Band: **D**

EPC Rating: **C**

Tenure: **Freehold**



GROUND FLOOR
APPROX. FLOOR
AREA 846 SQ.FT.
(78.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 622 SQ.FT.
(57.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1468 SQ.FT. (136.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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