

12A Westward Road  
Wilmslow, Cheshire, SK9 5JY



mosley jarman



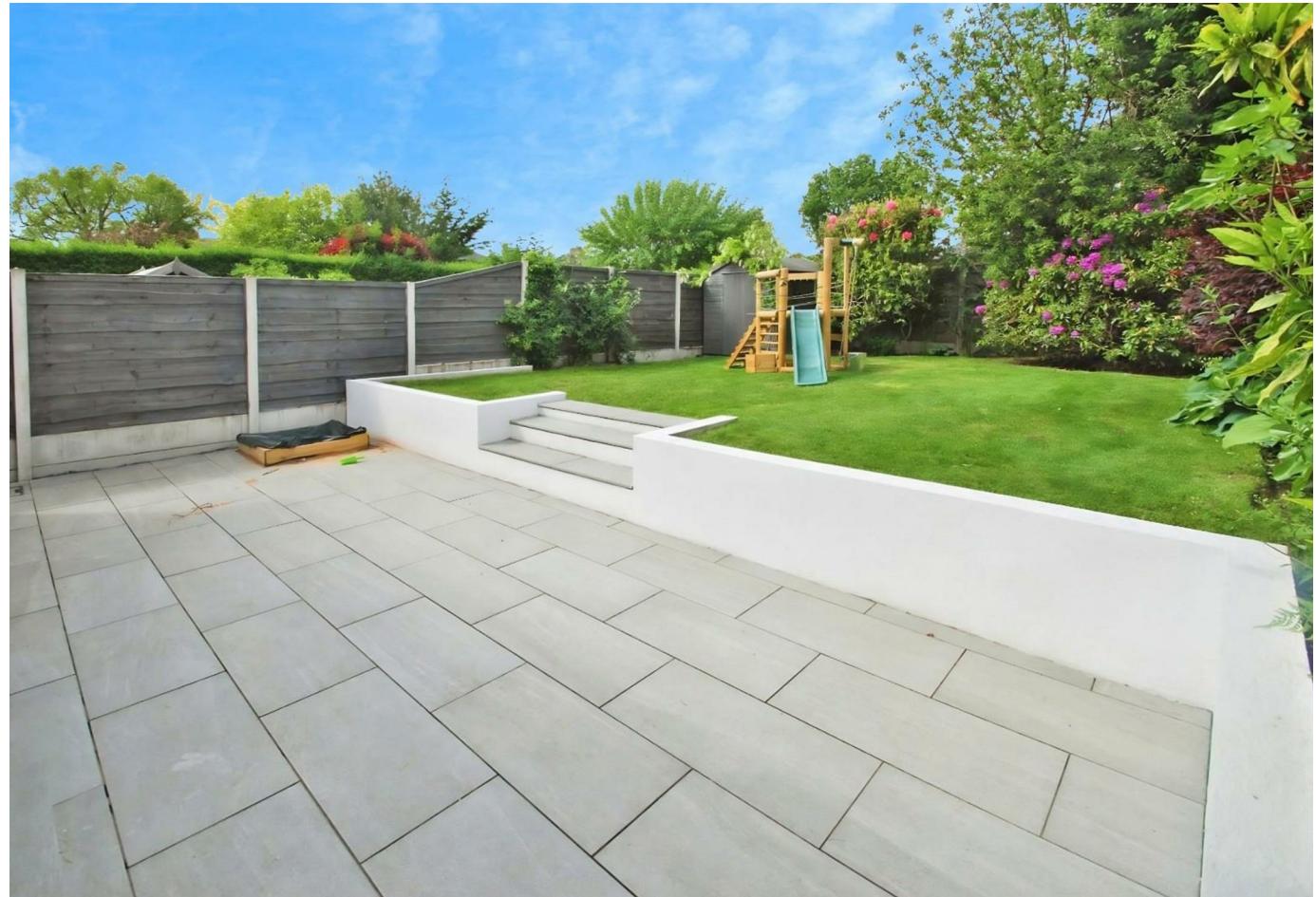
**12A Westward Road, Wilmslow, Cheshire, SK9 5JY**

**Offers Over £699,950**

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
- Four bedrooms (two doubles)
- Driveway for two cars
- Study, downstairs WC and utility room
- Jack and Jill shower room & family bathroom
- 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.

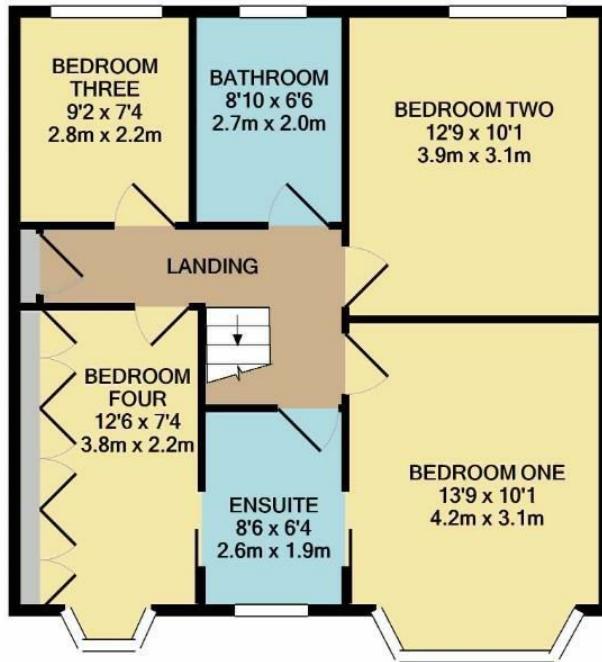
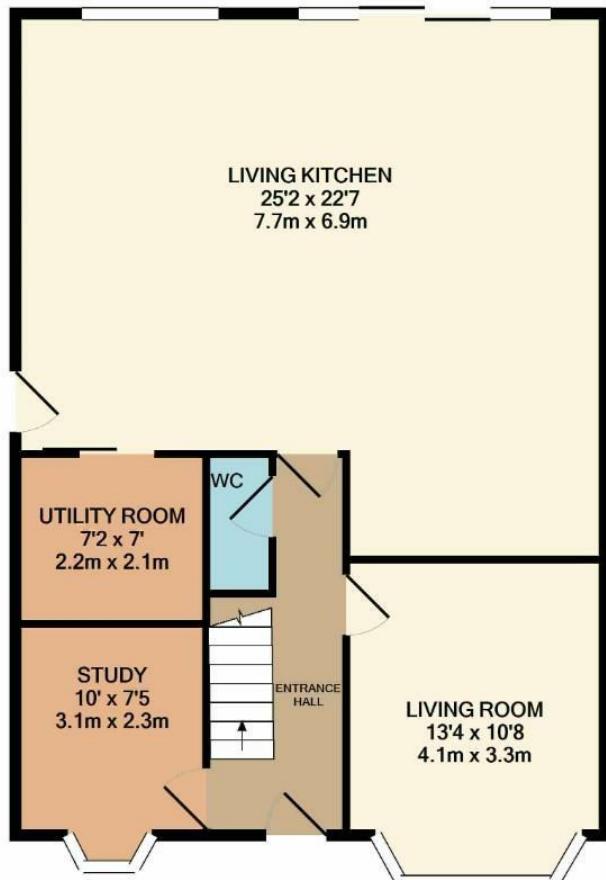
**Postcode:** **SK9 5JY**

**What 3 Words:**

**Council Tax Band:** **D**

**EPC Rating:** **C**

**Tenure:** **Freehold**



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)

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.

*mosley jarman*