

Sefton Drive
Wilmslow, SK9 4EL



mosley jarman 



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Offers Over £650,000

Video Tour available- A well maintained and attractive 1930's bay fronted three bedroom, two bathroom detached family home situated on an extremely quiet and secluded road within easy access to the A34, Wilmslow town centre, train station and close to popular primary schools. The property benefits from UPVC double glazing, gas fired central heating, fantastic potential to extend and remodel (subject to planning consent) and is offered for sale with no onward chain. The accommodation includes; an entrance porch, hallway, dual aspect living room, dining room (with bay window), contemporary wet room, dining kitchen, utility room and down stairs wc. To the first floor is a landing, three good sized bedrooms (two with fitted wardrobes), family bathroom and separate wc.

- Three bedrooms detached family home
- Quiet and secluded location
- Potential to extend and remodel (subject to planning consent)
- Off road parking and attached garage
- Two reception rooms
- Utility room and down stairs wc
- No onward chain
- Large well established garden
- Two bathrooms
- Close to Wilmslow town centre and train station



The Grounds & Gardens

To the front of the property are two driveways which provide off road parking and a well-established front garden. To the rear of the house is a large well established South East facing garden (which is mainly laid to lawn with planted shrubs and borders, large patio and rear access to the attached garage - currently converted and used as a home office).

The Location

Wilmslow is an affluent town located in Cheshire and is one of the most sought after places to live in the UK after central London. Just 11 miles south of Manchester City Centre, Wilmslow has a population of approximately 30,326, lying between affluent Alderley Edge and Handforth, where approximately another 8,000 people reside.

Important Information

Council Tax Band: F
EPC grade: TBC

Heating - Gas central heating (radiators)

Mains - Gas, Electric, waters and drains

Property Construction- Brick built with tiled roof

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

Broadband^{**}: Openreach- FTTP (Fibre to the Premises). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for Virgin Media, EE & Three^{*}

Mobile Coverage^{**}: Mobile coverage at the property available with all main providers^{*}. Some limited indoor & outdoor coverage.

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

Rights of Way & Restrictive Covenants: TBC

Water Meter- Not present at Property.

Tenure: Freehold- UNREGISTERED TITLE

^{*} 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.

GROUND FLOOR
956 sq.ft. (88.8 sq.m.) approx.



1ST FLOOR
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 1492 sq.ft. (138.6 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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