

17 Fairbourne Avenue

Wilmslow, SK9 6JQ



mosley jarman



**17 Fairbourne Avenue, Wilmslow,
SK9 6JQ**

£699,950

Tucked away in an enviable corner plot position, this charming three bedroom detached family home enjoys a peaceful setting within a highly sought-after cul-de-sac in South Wilmslow.

Having been lovingly owned for over 40 years, the property has been well cared for throughout and now offers an exciting opportunity for a new owner to update and personalise to their own taste. There is excellent potential to further enhance or extend the accommodation, subject to the necessary planning consents.

The accommodation briefly comprises a welcoming entrance hallway leading to a spacious triple aspect living room with French doors onto the garden, a separate dining room with bay window, and a breakfast kitchen which is fitted with modern matching wall and base units, integrated and space for appliances and under stairs pantry. Adjoining the kitchen is a rear vestibule which incorporates a utility area, WC, and internal access to the integral garage.

To the first floor is a landing with storage and loft access, three well-proportioned bedrooms two which benefit from fitted wardrobes and one from eaves storage, a family bathroom, and a separate WC.



- Three bedroom detached family home
- Desirable cul de sac location in South Wilmslow
- Two reception rooms
- Garage
- Freehold
- Positioned on a corner plot
- Potential to extend & remodel- subject to planning consent
- Off road parking
- Gardens to three sides



The Grounds & Gardens

Externally, the property benefits from off-road parking for two vehicles and access to the garage. The mature gardens wrap around three sides of the home, predominantly laid to lawn and enjoying a sunny aspect, offering a wonderful outdoor space for relaxation and entertaining.

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: D

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. 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 available

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 6JQ**

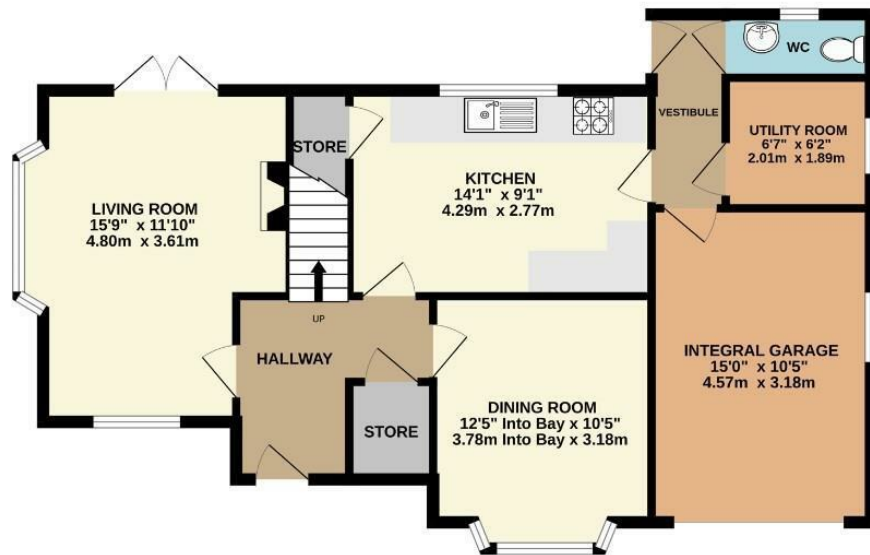
What 3 Words:

Council Tax Band: **F**

EPC Rating: **D**

Tenure: **Freehold**

GROUND FLOOR
794 sq.ft. (73.8 sq.m.) approx.



1ST FLOOR
724 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA : 1518 sq.ft. (141.0 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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