

31 Grange Park Avenue

Wilmslow, SK9 4AJ



*mosley jarman*





**31 Grange Park Avenue,  
Wilmslow, SK9 4AJ**

**Guide Price £720,000**

Boasting panoramic tree-lined views towards the River Bollin Valley, this spacious extended detached house benefits from a highly private outlook neighbouring The Carrs parkland.

Extended to the rear, this well-positioned detached house offers spacious accommodation across both floors, with a particularly large living-dining room and principal bedroom with en-suite, which both take advantage of the rear excellent woodland view to the rear.

In brief, the accommodation offers an enclosed porch, hallway with a downstairs shower room, a separate sitting room, the large living-dining room, a fitted breakfast kitchen with access into the utility room and generously sized integral garage.

Whilst to the first floor, there are four bedrooms, with the huge principal bedroom having a 'Juliet' balcony and en-suite shower room. A fitted white bathroom is located off the hallway.



- LARGE DETACHED HOUSE WITH EXTENDED ACCOMMODATION
- FOUR BEDROOMS
- FITTED KITCHEN WITH ADJOINING UTILITY ROOM
- LONG INTEGRAL GARAGE
- STUNNING TREE-LINED VIEWS OVER THE RIVER BOLLIN VALLEY
- TWO RECEPTION ROOMS WITH A HUGE LIVING ROOM
- THREE BATH/SHOWER ROOMS
- ADJACENT TO 71 ACRES OF PARKLAND AT THE CARRS





### **GROUNDINGS AND GARDENS**

The house sits within a generous plot, which includes a wooded area travelling down to River Bollin. Ample off-road parking is provided to the front driveway which in turn leads to the attached garage. There is good access to the side of the house, then a mainly lawned tiered rear garden, with two patio areas taking advantage of the pleasant views.

### **THE LOCATION**

31 Grange Park Avenue enjoys a prime location in one of the area's most sought-after residential spots. Overlooking the beautiful woodland of The Carrs, the property boasts stunning, uninterrupted views and direct access to scenic walking trails. Despite its peaceful setting, the home is just a short walk from the vibrant town centre and Wilmslow Train Station, offering convenient links to Manchester, London, and beyond. The surrounding Cheshire countryside is moments away, providing the perfect balance of town and rural living. Families will also appreciate the close proximity to several highly regarded local schools, making this an ideal location for both commuters and those seeking a tranquil yet connected lifestyle.

### **IMPORTANT INFORMATION**

Council Tax Band: F

EPC grade: C

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<sup>\*\*</sup>: 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<sup>\*</sup>

Mobile Coverage<sup>\*\*</sup>: Mobile coverage at the property available with all main providers<sup>\*</sup>. Some limited indoor coverage.

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

Rights of Way & Restrictive Covenants: TBC. The trees with preservation orders are in the woodland attached to the property.

Tenure: Freehold. There is an annual Chief Rent fixed at £12.50 with no obligations or restrictions imposed.

<sup>\*</sup> Information provided by GOV.UK

<sup>\*\*</sup> 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 4AJ**

What 3 Words: **wallet.bubble.riches**

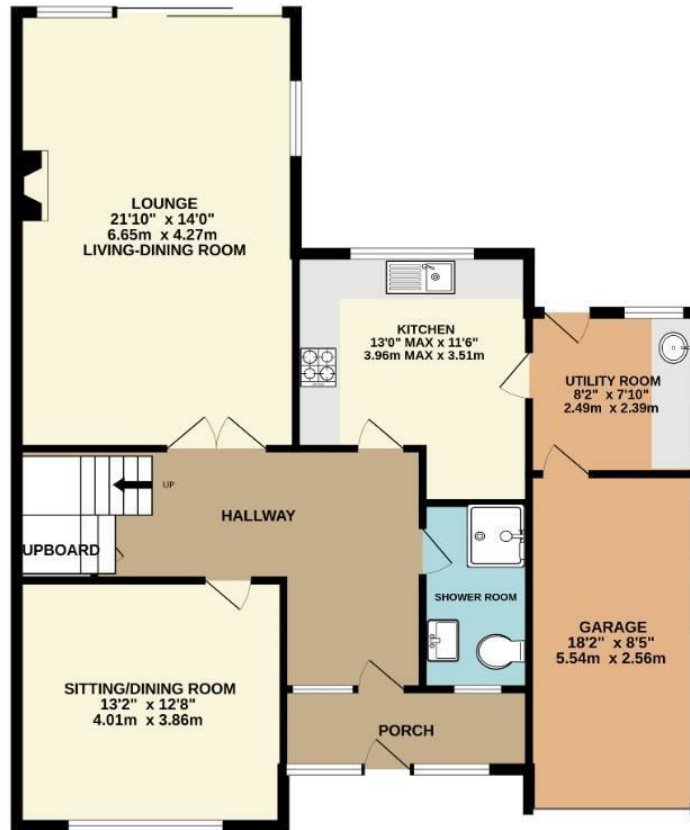
Council Tax Band: **F**

EPC Rating: **C**

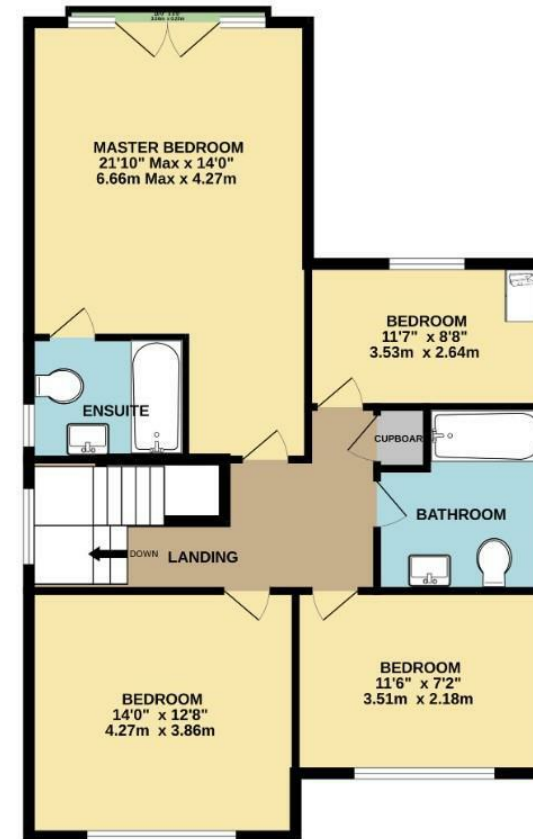
Tenure: **Freehold**



GROUND FLOOR  
1070 sq.ft. (99.4 sq.m.) approx.



1ST FLOOR  
848 sq.ft. (78.8 sq.m.) approx.



TOTAL FLOOR AREA: 1918 sq.ft. (178.1 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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