

8 Hazelwood Road  
Wilmslow, SK9 2QA



mosley jarman



## 8 Hazelwood Road, Wilmslow, SK9 2QA

**£765,000**

A superbly presented, remodelled five-bedroom, two-bathroom detached family home, situated in a highly sought-after modern Summerfield's development by Jones Homes. The property is conveniently located close to the A34 bypass and within walking distance of Wilmslow town centre and train station, the property benefits from recently installed UPVC double glazing, gas-fired central heating, off-road parking, and a large family garden.

The ground floor accommodation comprises an entrance hallway with downstairs WC and cloaks cupboard, a spacious living room opening into a family room, and a separate sitting room/snug with French doors leading to the garden. An exceptionally generous living kitchen completes the downstairs, featuring contemporary matching wall and base units, integrated appliances with space for additional appliances, granite work surfaces, a large island/breakfast bar, and an open-plan dining and living area — ideal for entertaining.

On the first floor, the landing with loft access leads to a principal bedroom with a dressing room fitted with a comprehensive range of wardrobes and an en-suite shower room, plus four further well-proportioned bedrooms, one of which is currently being used as a utility room and a contemporary family bathroom suite.

This impressive home perfectly combines modern living, flexible family space, and a desirable location.

- Remodelled five bedroom detached family home
- Three reception rooms
- Off road parking for several cars
- Large family garden
- Walking distance of Wilmslow town centre & train station
- Superbly presented throughout
- Large living kitchen
- Two bathrooms (one ensuite)
- Close to the A34 bypass
- Leasehold- 999 year lease with approx. 951 years remaining



#### The Grounds & Gardens

To the front of the property, a driveway provides off-road parking for several vehicles, complemented by a lawned front garden. At the rear, a generously sized garden is predominantly laid to lawn and features a large patio area with a covered entertaining space, perfect for outdoor dining or relaxing. Additionally, there is a substantial timber outbuilding for extra storage.

To the side of the house, a covered carport with lighting and power, alongside a timber shed, offers further storage and practical utility.

#### 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: C

Heating - Gas central heating (radiators)

Mains - Gas, Electric, waters and drains

Property Construction- Brick built with tiled roof

Flood Risk<sup>\*\*</sup>: 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 & outdoor coverage.

Parking: Off road parking available

Rights of Way & Restrictive Covenants: TBC

Tenure:- Leasehold- 999 year lease with approx. 951 years remaining

Pay lease every 6 months £27.50

<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 2QA

**What 3 Words:**

**Council Tax Band:** F

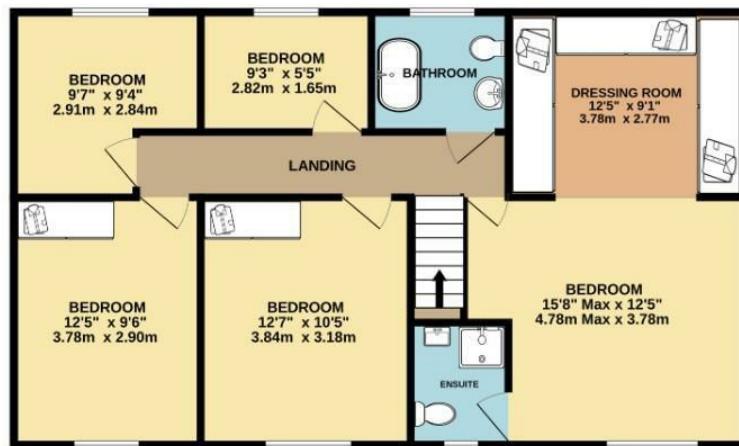
**EPC Rating:** C

**Tenure:** Leasehold

GROUND FLOOR  
1136 sq.ft. (105.6 sq.m.) approx.



1ST FLOOR  
824 sq.ft. (76.6 sq.m.) approx.



TOTAL FLOOR AREA : 1961 sq.ft. (182.1 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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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.

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