

# 1 Eden Close

Wilmslow, Cheshire, SK9 6BG



*mosley jarman*





## 1 Eden Close, Wilmslow, Cheshire, SK9 6BG

**£365,000**

The accommodation comprises a spacious enclosed entrance porch leading into a welcoming hallway. The living room features dual-aspect windows, allowing for plenty of natural light, and is centred around an electric fire with a stone mantle and hearth.

The newly refurbished kitchen has been fitted with modern white high-gloss units and laminate flooring, with space provided for a fridge freezer and washing machine.

On the ground floor, there is a generous double bedroom with a re-fitted en-suite shower room, which includes contemporary white sanitary ware, a glass shower enclosure, and Mira shower fittings.

Upstairs, the first floor opens to a landing with built-in storage along one wall, offering excellent additional space. There is a second double bedroom and a spacious main bathroom, fitted with white sanitary ware, including a bath with mixer tap shower fittings.

The property benefits from double glazing and gas-fired central heating, serviced by a Worcester Bosch combination boiler.



- Two double bedroom two bathroom (one en-suite) dormer bungalow
- York Stone paved driveway and storage garage
- Cul-de-sac location off Moor Lane in South Wilmslow
- EPC rating – C
- Freehold
- Well presented accommodation
- Private enclosed rear garden
- Double glazed and gas fired central heating (run by a Worcester Boiler)
- Council Tax Band - C





### The Grounds & Gardens

A York stone driveway to the front and side provides off road parking and leads to a storage garage to the rear ( with light and power 12'1 x 8'3). There is an established garden to the front and landscaped and there is an enclosed garden to the rear.

### The Location

The property is situated in a cul-de-sac location off Moor Lane in a popular south Wilmslow location.

### Important Information

Council Tax Band: C

EPC grade: C

Heating: Gas, Electric, Water

Mains: Gas (radiators)

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



Broadband\*\*: Superfast Fibre Broadband available at the property. (FTTC/Fibre To The Cabinet).

Mobile Coverage\*\*: Mobile coverage with all main providers (Three, Vodafone, (EE & O2 limited)).

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

Rights of Way & Restrictive Covenants: To be confirmed

Accessibility: To be confirmed

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 6BG**

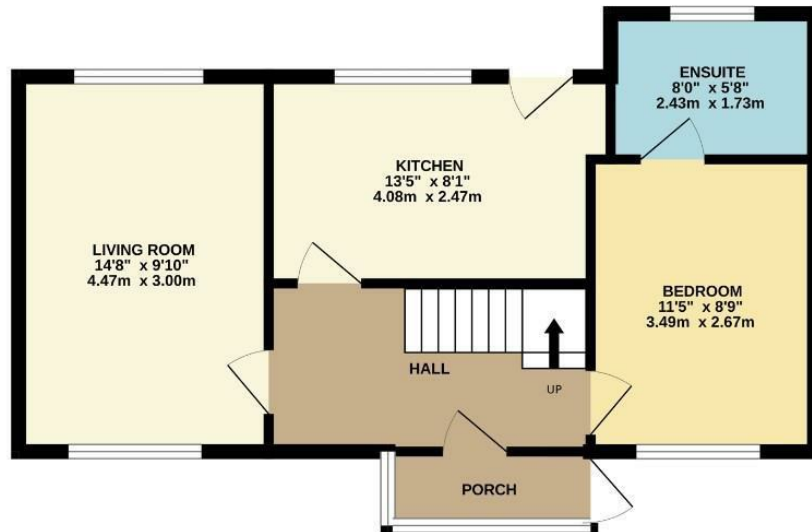
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Council Tax Band: **C**

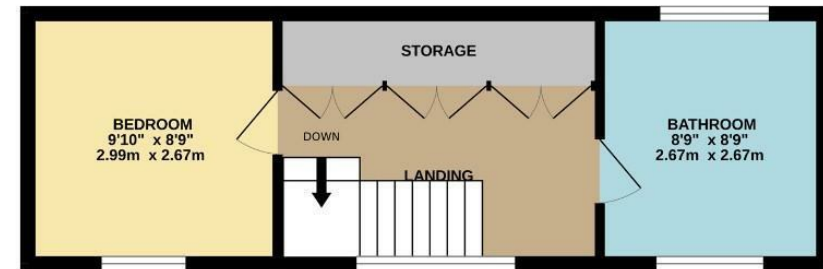
EPC Rating: **C**

Tenure: **Freehold**

GROUND FLOOR  
500 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR  
305 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA : 805 sq.ft. (74.8 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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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)

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