

34 Glenside Drive

Wilmslow, SK9 1EH

*mosley jarman*



## 34 Glenside Drive, Wilmslow, SK9 1EH

**Asking Price £445,000**

A recently enhanced modern three bedroom semi-detached house positioned within a short walk of Wilmslow Town Centre, with spacious accommodation including a rear conservatory.

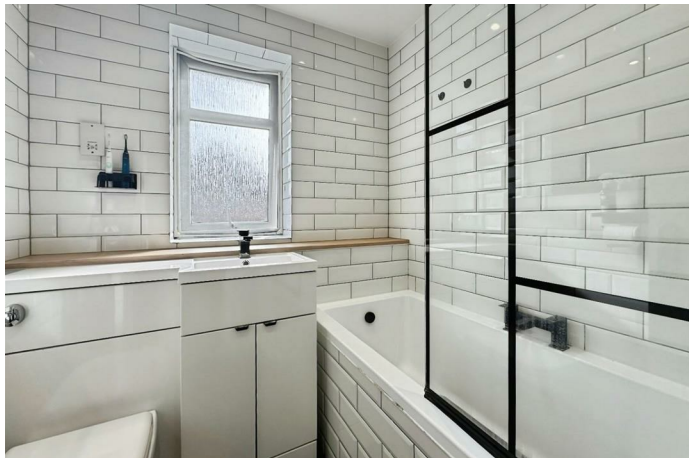
The house sits towards the end of a popular cul-de-sac with a rear passage way leading to a short path through to Wilmslow train station and then on into the town centre. Excellent for the commuter into Manchester or London.

Internally, the accommodation consists of an entrance hall with w.c., then a stylish re-fitted kitchen, a spacious living-dining room with useful storage and then the superb conservatory giving access into the secluded rear garden.

There are three bedrooms to the first floor, along with a contemporary themed modern fitted white bathroom.



- A SUPERB MODERN STYLED SEMI-DETACHED HOUSE
- LITERALLY A FEW MINUTES WALK FROM THE TRAIN STATION
- STYLISH RE-FITTED KITCHEN
- LARGE CONSERVATORY
- GARAGE
- EXTREMELY CONVENIENT CUL-DE-SAC LOCATION
- THREE BEDROOMS
- CONTEMPORARY RE-FITTED BATHROOM
- SPACIOUS LIVING-DINING ROOM
- SECLUDED REAR GARDEN



### THE LOCATION

34 Glenside Drive enjoys a highly convenient and sought-after position in the heart of Wilmslow, offering the perfect balance of residential tranquillity and everyday accessibility. The property is within a short and pleasant walk of Wilmslow Railway Station, providing regular direct services to Manchester and London. Wilmslow's vibrant town centre, with its excellent range of shops, cafés and restaurants, is also easily reached on foot. For motorists, the nearby A34 Wilmslow Bypass offers quick access to surrounding business hubs, the wider motorway network and Manchester Airport, making this an ideal location for commuters and families alike.

### GROUNDS & GARDENS

There is a shared driveway with a designated driveway leading to the single garage to the front of the house. Access is offered to the side and then into the rear of the house. The rear garden is mainly lawned with a patio area, then a wooden gate leading to a pathway which gives access in a few minutes to the train station and town centre.

### IMPORTANT INFORMATION

Council Tax Band: D  
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 and single garage.

Rights of Way & Restrictive Covenants: Contact agent.

Tenure: Freehold

<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 1EH**

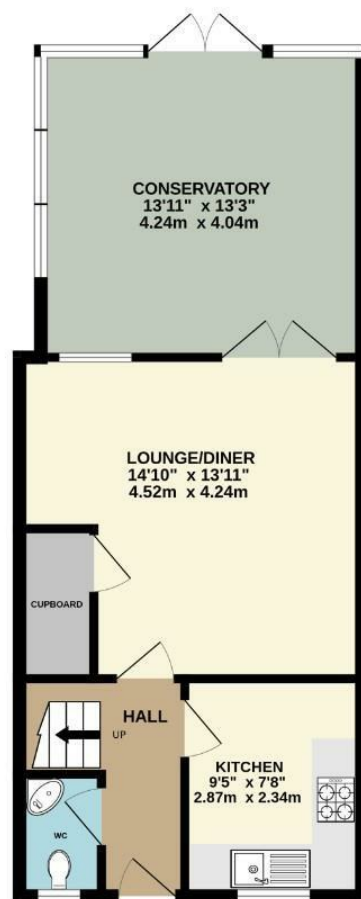
What 3 Words: **lease.extra.rabble**

Council Tax Band: **D**

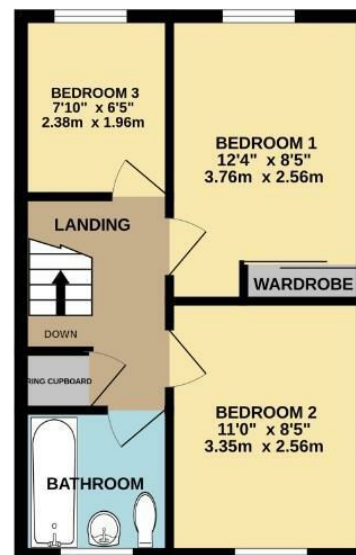
EPC Rating: **C**

Tenure: **Freehold**

GROUND FLOOR  
530 sq.ft. (49.3 sq.m.) approx.



1ST FLOOR  
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA: 876 sq.ft. (81.4 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 misstatement. 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)

*mosley jarman*

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.