

36 Cranford Road

Wilmslow, SK9 4DU



mosley jarman



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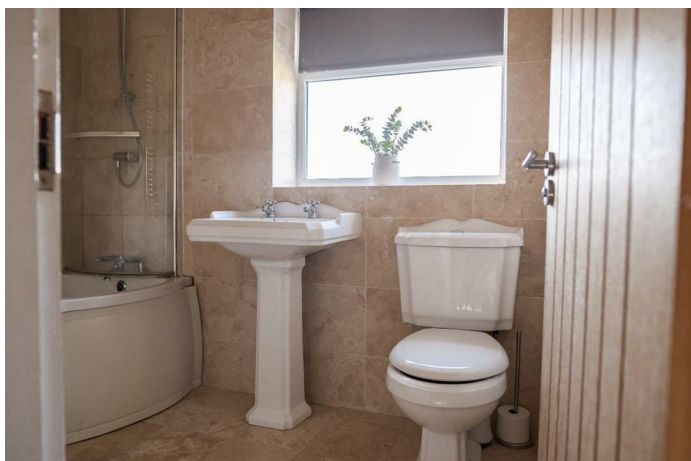
£385,000

This beautifully presented, extended, and updated three-bedroom semi-detached family home is located in the highly sought-after Lacey Green Estate, close to Wilmslow town centre, Wilmslow train station, and Carrs Park. The property benefits from off-road parking, UPVC double glazing, gas-fired central heating (powered by a combination boiler), and falls within the school catchment area for Lacey Green Primary Academy.

The ground floor accommodation includes an entrance hallway and an extended living kitchen. The kitchen is equipped with contemporary matching wall and base units, space for integrated appliances, a large island with a breakfast bar, granite work surfaces, and a spacious living dining area with a vaulted ceiling and Velux windows. Additionally, there is a utility room and a downstairs WC. On the first floor, there is a landing with loft access, three well-sized bedrooms, and a modern family bathroom, which features a matching three-piece suite, fully tiled walls and floor, and a heated towel rail.



- Extended three bedroom family home
- Superb living kitchen
- Utility room and downstairs wc
- Off road parking
- Freehold
- Beautifully presented throughout home
- School catchment area for Lacey Green Primary Academy.
- Modern family bathroom
- Enclosed family garden
- EPC Rating- C



The Grounds & Gardens

At the front of the property, there is a driveway that provides off-road parking, along with a garden that is primarily laid to lawn. The rear of the house features an enclosed garden, complete with a lawn and a raised decked terrace.

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

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

Property Construction- Brick built with tiled roof

Tenure: Freehold

Mains - Gas, Electric, waters and drains

EPC Rating: C

Council Tax Band: B (Cheshire East)

Refuse - Cheshire East Council operate a chargeable garden waste disposal service. For full details please visit cheshireeast.gov.uk/gardenbin

Flood Risk - Very low risk of flooding from rivers & seas. Very low risk of surface water flooding.

Broadband providers - 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 EE, and Three
Mobile coverage at the property available with all main providers. (Some limited indoor coverage).

**Information provided by Ofcom checker.

The information isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential tenants to do their own checks before committing to let the property.

Postcode: **SK9 4DU**

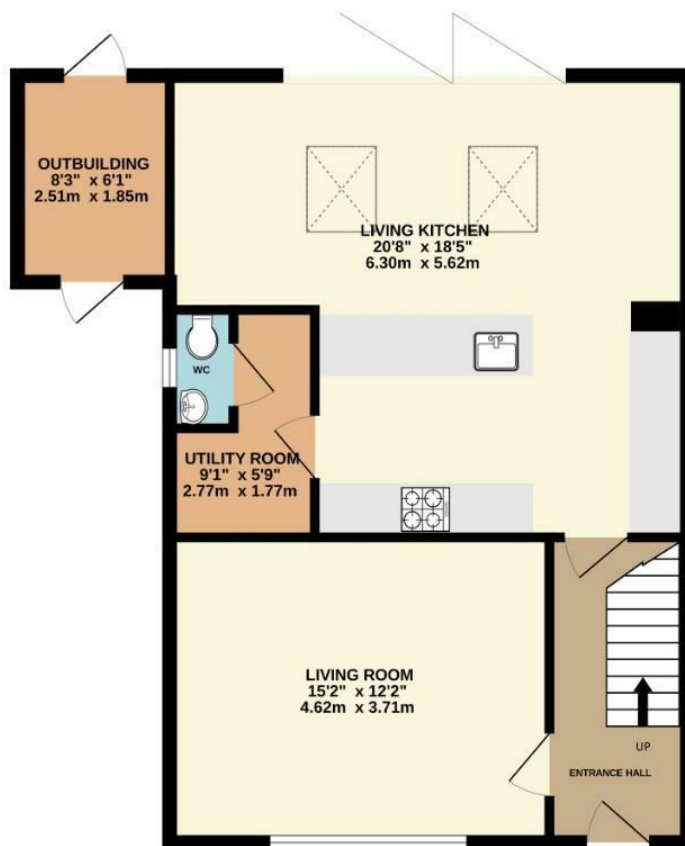
What 3 Words: **stand.amount.shuts**

Council Tax Band: **B**

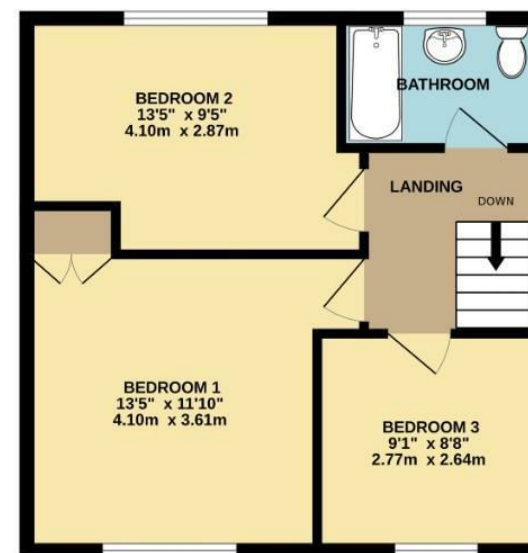
EPC Rating: **C TBC**

Tenure: **Freehold**

GROUND FLOOR
680 sq.ft. (63.2 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 1120 sq.ft. (104.0 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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