

16 Alma Lane  
Wilmslow, SK9 5EY



mosley jarman



**16 Alma Lane, Wilmslow, SK9 5EY**

**Offers Over £380,000**

An attractive, spacious, well presented and well maintained two double bedroom Edwardian mid terraced cottage. The accommodation includes an entrance vestibule, entrance hall (with Oak flooring and original stripped timber panel internal doors), living room (with a cast iron open grate fireplace with wooden surround and tiled hearth. Ceiling rose, coving, wall light points and low level alcove cupboards), dining room (with feature exposed brick chimney breast with multi fuel burning stove and a stone hearth, original period larder cupboards built into the alcove and a deep understairs storage cupboard), kitchen (quarry tiled flooring and tiled splash backs, fitted with wooden painted units, Summer companion Aga – electric oven and a gas hob with extractor hood over, space and plumbing for washing machine and dishwasher and space for a fridge freezer. Stable door). Landing (with loft access and original stripped timber panel doors), generously sized main bedroom (with cast iron fireplace and fitted wardrobes into the alcoves), second double bedroom (with cast iron fireplace) and a bathroom (fitted with white sanitary ware that includes a shaped bath with glass shower screen and shower fittings over. Wooden flooring, tiled splash backs and a fitted vanity unit).

Gas fired central heating (run by a recently installed Worcester condensing combination boiler) and double glazing.

No vendor chain.

- Attractive, spacious and well presented Edwardian mid terrace cottage
- Close to shops, train station and excellent schools
- Beautiful period/original features
- EPC rating – D
- Freehold
- Central Wilmslow Town Centre location
- Two double bedrooms and two reception rooms
- Established westerly facing cottage style garden
- Council Tax Band – D
- No vendor chain



#### The Location

The property is situated in a central Wilmslow location within a short walk of the town centre, the train station and sought after local schools.

#### The Grounds & Gardens

There is hard standing to the front and a private, well established, cottage style westerly facing garden to the rear. In addition, there is excellent future potential to extend the accommodation and/or convert the attic subject to the relevant consent

#### Important Information

Council Tax Band: D

EPC grade: To be confirmed

Heating: Gas

Mains: Gas, Electric, Water

Flood Risk<sup>†</sup>: Very low risk of flooding from rivers & seas. Low risk of surface water flooding.

Broadband<sup>\*\*</sup>: Ultrafast Full Fibre Broadband available at the property. (FTTP/Fibre To The Property).

Mobile Coverage<sup>\*\*</sup>: Mobile coverage with EE likely, O2 & Vodafone limited.

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

Rights of Way & Restrictive Covenants: The neighbouring properties have a right of way through the rear garden for access (bins, window cleaning etc.), however this isn't currently utilised.

Accessibility: The kerb has been dropped to the front of the property. There is not step free access to the front or rear of the property.

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 5EY**

**What 3 Words:** **///invite.penny.invit**

**Council Tax Band:** **D**

**EPC Rating:** **D**

**Tenure:** **Freehold**

GROUND FLOOR  
441 sq.ft. (40.9 sq.m.) approx.

1ST FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 873 sq.ft. (81.1 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 equipment 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)

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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