

17 Ashley Road
Wilmslow, Cheshire, SK9 4DT



mosley jarman



**17 Ashley Road, Wilmslow,
Cheshire, SK9 4DT**

£299,950

This traditional three bedroom semi detached property comprises of an entrance hallway, this leads through to a living room with feature fireplace & gas living flame fire. Off the hallway is a spacious open plan dining kitchen which is fitted with traditional cabinets, an integrated oven, hob & extractor fan, in addition there is space & under-counter plumbing for a washing machine and dishwasher, and further space for a fridge freezer.

Stairs ascend to the first floor landing which provides access to two double bedrooms and a further single bedroom/office & a family bathroom, fitted with white suite with shower over the bath & separate WC.

The property is fully double glazed & has gas fired central heating (run by radiators and a recently installed Worcester Bosch combination boiler). The property also benefits from solar panels.

- Three bedroom semi detached property.
- Quiet cul-de-sac location.
- Off road parking.
- Freehold tenure.
- Situated within walking distance of Wilmslow town centre & Lacey Green Academy.
- Spacious dining kitchen.
- South East facing enclosed garden.
- EPC grade B



Location

A three bedroom mid terrace home which forms part of the 'Lacey Green' estate conveniently location close to the 'Outstanding' Lacey Green Academy Primary School and within walking distance of the town centre and the train station.

Garden & Grounds

Externally, the property benefits from off-road parking to the front, whilst to the rear the garden is South-East facing and features a lawned area and patio. The garden benefits from a brick built outhouse, a separate shed & greenhouse.

Important Information

Council Tax Band: B

EPC grade: B

Heating: Gas (radiators).

Mains: Gas, Electric, Water. Solar panels (owned).

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

flooding.

Broadband^{**}: Ultrafast Full Fibre Broadband available at the property. (FTTP/Fibre To The Property).

Mobile Coverage^{**}: Mobile coverage with all main providers (EE, Three, 02, Vodafone).

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

Accessibility: The kerb has been dropped to the front 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 4DT

What 3 Words:

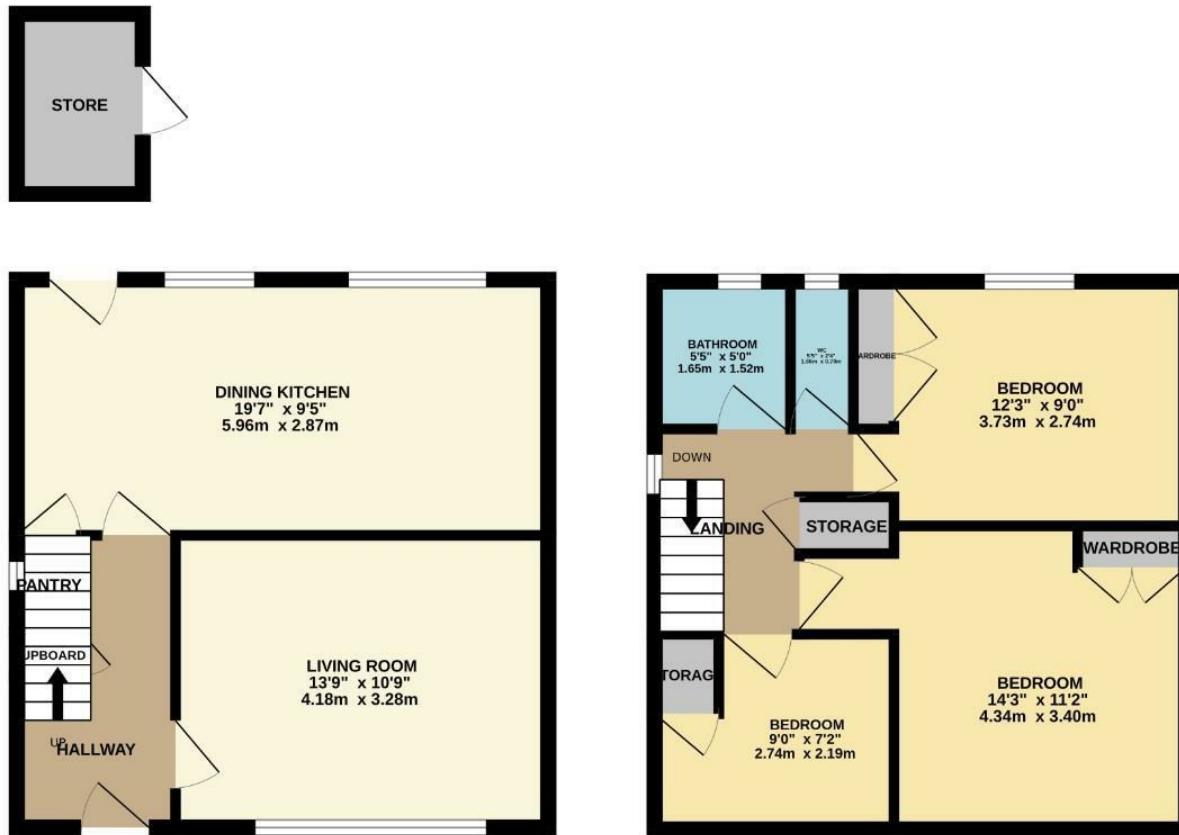
Council Tax Band: B

EPC Rating: B

Tenure: Freehold

GROUND FLOOR
425 sq.ft. (39.4 sq.m.) approx.

1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA: 818 sq.ft. (76.0 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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