

# 20 Lyndhurst Close

Wilmslow, SK9 6DE



*mosley jarman*





## 20 Lyndhurst Close, Wilmslow, SK9 6DE

**£450,000**

Video Tour available- A generously proportioned and well-maintained four-bedroom link-detached family home, ideally positioned in a quiet cul-de-sac within a sought-after south Wilmslow location, just off Moor Lane. This desirable setting offers convenient access to excellent primary schools and scenic countryside walks.

The property occupies a corner plot, the property presents superb potential for extension and reconfiguration (subject to the necessary planning permissions). Offered to the market with no onward chain, this is a fantastic opportunity for buyers seeking a family home with scope to grow.

The accommodation comprises an entrance hallway, downstairs WC, spacious open-plan living and dining room, kitchen, utility room, and internal access to a double-length integral garage. Upstairs, a central landing leads to four well-sized bedrooms and a family bathroom.



- Four bedroom link detached family home
- Access to excellent primary schools
- Corner plot
- Gardens to three side
- Integral double length garage
- Cul-de-sac location
- Close to scenic countryside walks
- Fantastic potential to extend and remodel (subject to the necessary planning permissions)
- Off road parking





### The Grounds & Gardens

Externally, the property benefits from a front driveway providing off-road parking for two vehicles and access to the garage. Mature gardens wrap around the front, side, and rear, with the rear garden enjoying a sunny west-facing aspect—perfect for relaxing or entertaining.

### 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

Council Tax Band: E

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.

Rights of Way & Restrictive Covenants: TBC

Water Metre- Present at Property

Tenure: Freehold/ Leasehold -TBC

<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 6DE**

What 3 Words: **magical.grub.jigging**

Council Tax Band: **E**

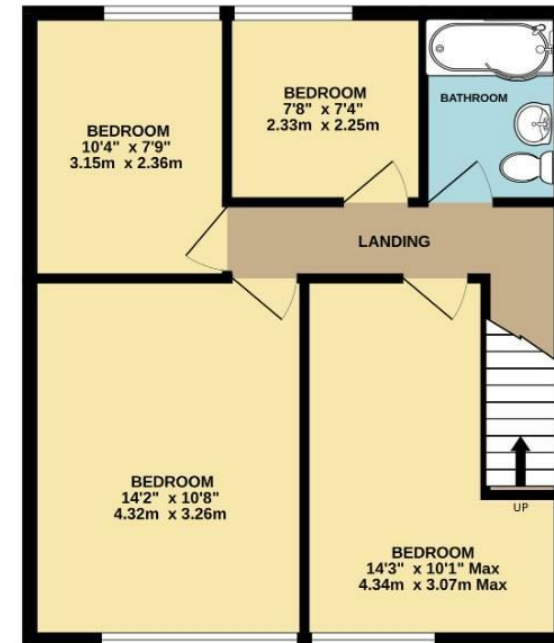
EPC Rating: **C**

Tenure: **Freehold**

GROUND FLOOR  
789 sq.ft. (73.3 sq.m.) approx.



1ST FLOOR  
505 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 1294 sq.ft. (120.2 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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