

22 Holly Bank Road

Wilmslow, SK9 4DR



mosley jarman



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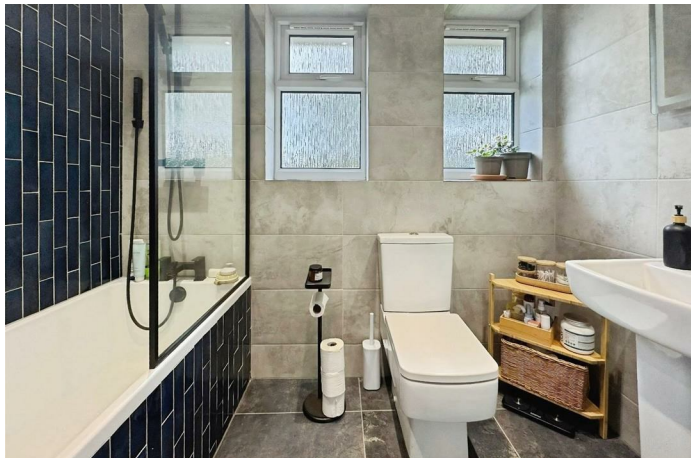
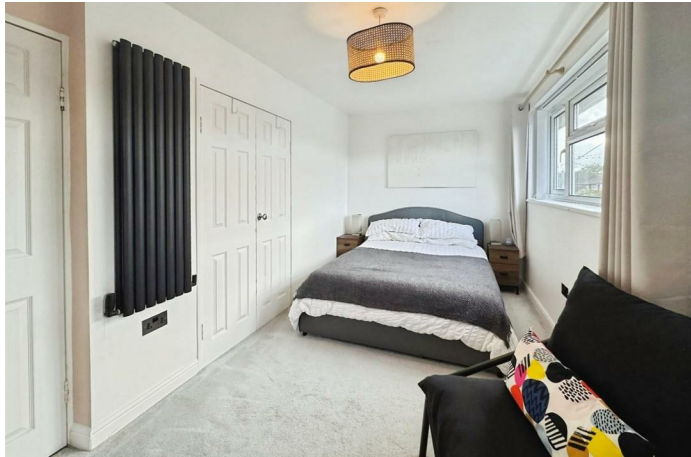
Offers In The Region Of £290,000

A beautifully refurbished two-bedroom end terrace home, ideally located on the sought-after Lacey Green estate. Perfectly positioned within easy reach of Lacey Green Academy Primary School, and just a short walk from the train station, town centre, and The Carrs, this property combines style with convenience. In addition the property is offered for sale with no onward chain.

The house offers UPVC double glazing, gas central heating via a recently installed combination boiler, off-road parking for two vehicles, and South East facing garden. The accommodation includes an entrance hallway with useful understairs storage leading into a spacious open-plan living, dining kitchen with LVT flooring. The kitchen is fitted with sleek white high-gloss units, integrated Bosch appliances including induction hob, and a breakfast bar, while the dual-aspect living and dining area is bright and welcoming, with French doors opening onto the rear garden.

On the first floor, the landing provides access to an airing cupboard and loft space with a pull-down ladder (the loft is boarded with lights & power). There are two double bedrooms, both with fitted wardrobes and one with additional walk in closet, and a stylish bathroom featuring contemporary sanitaryware, thermostatic power shower, and heated towel rail.

- Two double bedroom house
- Off road parking for two cars
- Lovely open plan living, dining kitchen
- Contemporary bathroom
- Freehold
- Superbly presented throughout
- No onward chain
- South East facing garden
- Stylish kitchen
- EPC rating- C



The Grounds & Gardens

Externally, the front driveway provides parking for two cars, and to the rear, the south-east facing garden is mainly laid to lawn and includes an outbuilding for storage.

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: B

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**: 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*

Mobile Coverage**: Mobile coverage at the property available with all main providers*. Some limited indoor & outdoor coverage.

Parking: Off road parking for two cars.

Rights of Way & Restrictive Covenants: TBC

Water Meter- TBC

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 4DR**

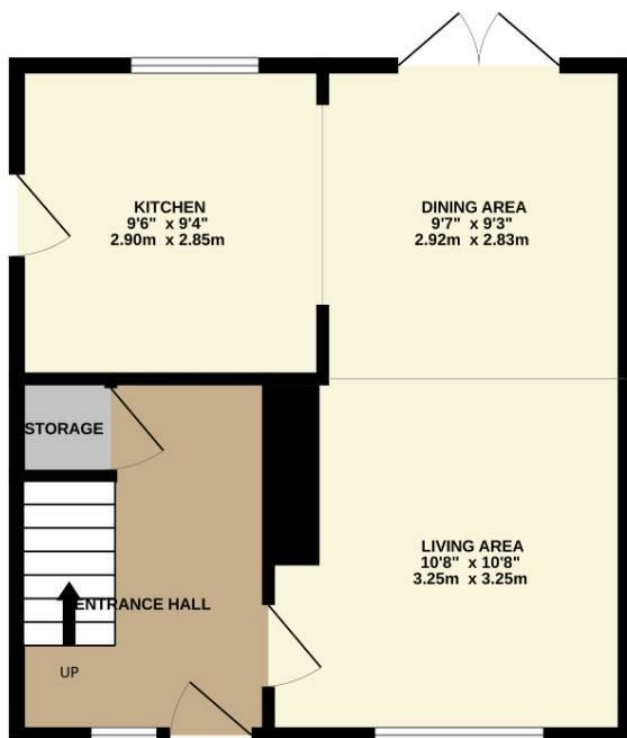
What 3 Words: **goat.beams.zest**

Council Tax Band: **B**

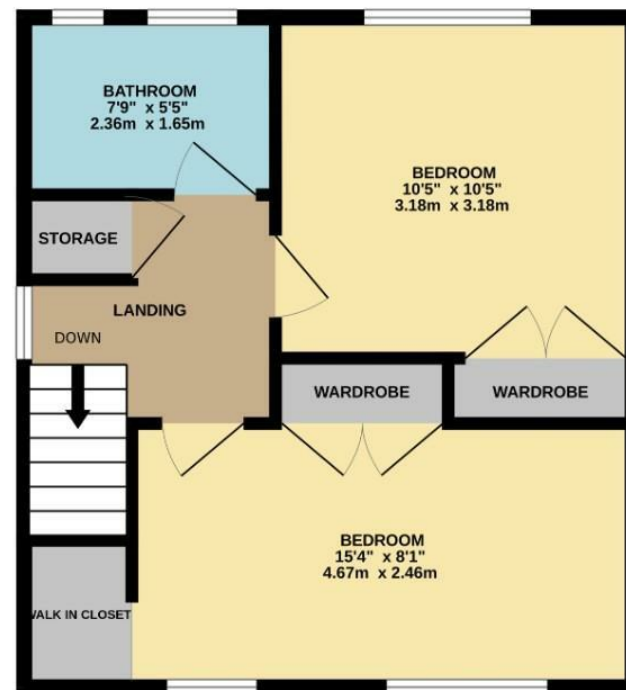
EPC Rating: **C**

Tenure: **Freehold**

GROUND FLOOR
374 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 755 sq.ft. (70.1 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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