



4 Bedells Lane, Wilmslow - SK9 5HY
£565,000

mosley jarman *M*

4 Bedells Lane

Wilmslow

Located in the heart of Wilmslow, this deceptively spacious and extended semi-detached family home offers light, airy and versatile accommodation throughout, while being ideally positioned within easy walking distance of the town centre and a wealth of local amenities, including shops, restaurants, cafés and parks.

The property opens into a spacious entrance hallway, leading to two separate reception rooms which provide excellent flexibility for both family living and entertaining. To the rear is a modern, bright and sociable open-plan kitchen/breakfast room, fitted with a Cuisinmaster six-ring gas hob, AEG dishwasher and Lamona fridge and freezer. The ground floor is further complemented by a useful utility room, complete with Hoover washing machine and Candy tumble dryer, together with a convenient downstairs shower room comprising a step-in shower cubicle, WC and wash hand basin.

To the first floor, the landing provides access to three well-proportioned bedrooms and a modern, refitted family bathroom. Overall, the property offers spacious and well-planned accommodation in a highly sought-after central Wilmslow location, making it an excellent family home within close proximity to the area's excellent amenities.

- EPC grade: D
- Council tax band: E
- Tenure: TBC
- Mains: Gas, electric, water & drainage
- Mobile coverage: EE, Vodafone, and O2. Likely coverage by Three.
- Broadband: Openreach, Virgin Media, and Brsk. You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for EE, and Three.
- Flood risk: Very low.



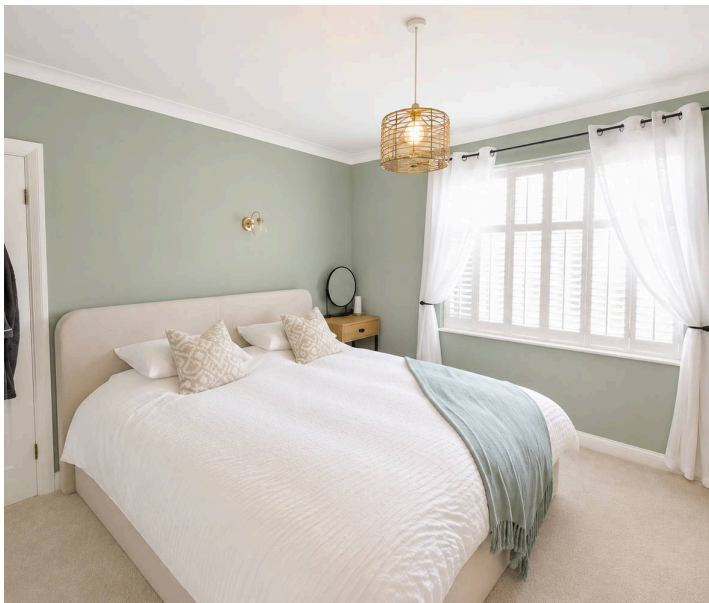


4 Bedells Lane

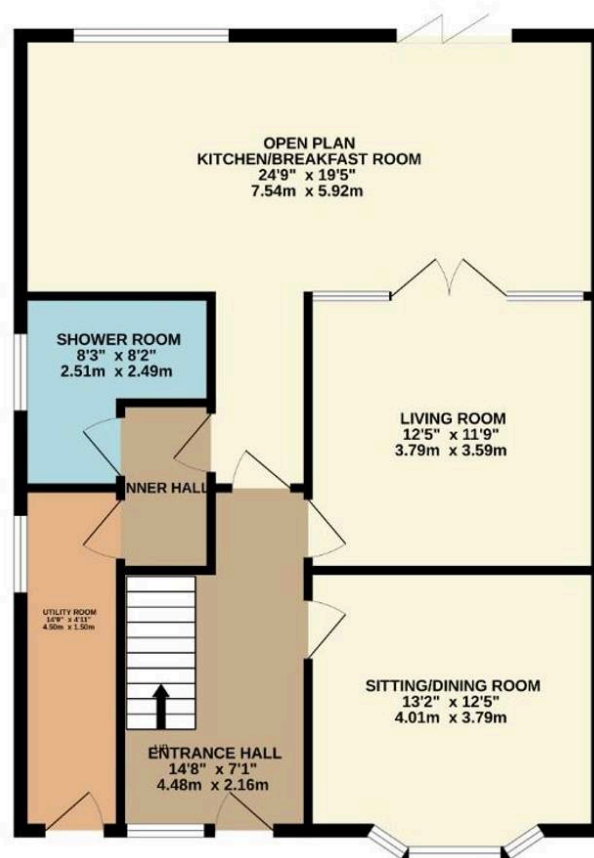
Wilmslow

- Deceptively spacious and extended semi-detached family home
- Prime central Wilmslow location within walking distance of local amenities
- Two separate reception rooms offering versatile living space
- Bright and modern open-plan kitchen/breakfast room
- Three well-proportioned first-floor bedrooms
- No vendor chain

The property is located within the catchment area for many well regarded primary and secondary schools such as Wilmslow High school (0.4 miles), Ashdene School (0.4 miles) and St Anne's Fulshaw C of E primary school (0.2 miles).



GROUND FLOOR
849 sq.ft. (78.9 sq.m.) approx.



1ST FLOOR
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 1319 sq.ft. (122.5 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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