



MCDERMOTT & CO
THE PROPERTY AGENTS



£675,000

11 Sandringham Way, Wilmslow, Cheshire, SK9 5QJ

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Situated in a quiet cul de sac within the sought after Wilmslow town centre, providing over 2000sqft of living accommodation this delightful 4 double bedroom extended end of terrace house with large driveway for ample off road parking. Innovative, stylish and versatile designed living space, this property is ideal for the growing family.

Set over three floors this fantastic property has been extended and remodelled by the current owners providing a highly versatile layout, comprising various reception spaces, large open plan lounge/ dining / kitchen complete with bi fold doors leading out to the low maintenance Westerly facing rear garden. The master suite is spread out across the full top floor where you are presented with an expansive and light space complete with bedroom, lounge, dressing area and en-suite. Three further double bedrooms can be found on the lower floors with a further en-suite to bedroom 2 , main family bathroom, utility/shower room.

The property is well presented and further benefits no onward chain. Being situated bang in the centre of Wilmslow, the spacious accommodation and ample parking means this gem is a rare find all with a highly competitive asking price.

Entrance Porch

Composite front door, Indian stone flooring.

Hallway

Indian stone flooring, stairs off to first floor

Family Room / office / bedroom 4

16'0 x 7'11 (4.88m x 2.41m)

Indian stone flooring, bay window out to front

Cloakroom

Indian stone flooring

Shower room / Utility

8'10 x 8'2 (2.69m x 2.49m)

Indian stone flooring, shower, toilet, base units with inset sink, work tops, plumbed for washing machine, space for dryer

Lounge / dining / kitchen

28'1 x 24'1 (8.56m x 7.34m)

Spacious open plan comprising lounge area, dining area and kitchen with large island with inset sink and drainer , range of wall and base units, oven, hob and extractor, wood effect flooring. Bi Fold doors out to rear garden.

First Floor Landing

Bedroom Two

12'5 x 9'9 (3.78m x 2.97m)

Front facing window, carpeted, fitted wardrobes, open through to...

En-Suite

fully tiled En suite shower room

Family bathroom

10'2 x 7'10 (3.10m x 2.39m)

tiled flooring, part tiled walls, walk in shower, bath, low level wc and vanity sink unit, window to rear.

Bedroom Three

14'4 x 12'3 (4.37m x 3.73m)

windows to front and rear, wood flooring, fitted wardrobes.

Second Floor

Master Bedroom Suite

14'4 x 12'3 (4.37m x 3.73m)

Enclosed bedroom with vaulted ceiling and feature beams, front facing bay window, carpeted.

Sitting area

26'3 x 14'3 (8.00m x 4.34m)

carpeted, juliette balcony out to rear garden, with vaulted ceiling and feature beams, open to.....

Dressing area

wood effect flooring, with vaulted ceiling and feature beams, front facing bay window

Master En-suite

11'1 x 6'4 (3.38m x 1.93m)

spacious En suite shower room, window to front, wood effect flooring.

External

Extremely large driveway to front providing ample parking facilities, Westerly facing rear garden which has been paved for low maintenance.

Tenure

The vendor has confirmed the property is Freehold.

Stamp Duty Land tax

Residential property rates

You usually pay Stamp Duty Land Tax (SDLT) on increasing portions of the property price when you buy residential property, for example a house or flat.

The amount you pay depends on:

- when you bought the property
- how much you paid for it
- whether you're eligible for relief or an exemption

Rates for a single property

You pay SDLT at these rates if, after buying the property, it is the only residential property you own.

You will usually pay 5% on top of these rates if you own another residential property.

Rates from 1 April 2025

Property or lease premium or transfer value SDLT rate

Up to £125,000 Zero

The next £125,000 (the portion from £125,001 to £250,000) 2%

The next £675,000 (the portion from £250,001 to £925,000) 5%

The next £575,000 (the portion from £925,001 to £1.5 million) 10%

The remaining amount (the portion above £1.5 million) 12%

Example

In April 2025 you buy a house for £295,000. The SDLT you owe will be calculated as follows:

- 0% on the first £125,000 = £0
- 2% on the second £125,000 = £2,500
- 5% on the final £45,000 = £2,250
- total SDLT = £4,750

Directions

