



53 Park Road, Wilmslow, Cheshire, SK9 5BT

*mosley jarman*

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**£1,650 Per Calendar Month**

- Parking - Driveway to the front providing parking for two cars.
- Heating - Gas central heating
- Mains - Gas, Electric, Water, and Drainage
- EPC Rating: D (63/84)
- Council Tax Band: D (Cheshire East)
- Flood Risk - Low Risk (Surface water).
- Refuse - Cheshire East Council operate a chargeable garden waste disposal service. For full details please visit [cheshireeast.gov.uk/garden bin](http://cheshireeast.gov.uk/garden-bin)
- \*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
- \*Mobile - Likely coverage by EE, O2, and Vodafone. Limited coverage by Three
- \* Information provided by Ofcom checker and isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential tenants to do their own checks before committing to renting the property. \*\* Information provided by GOV.UK

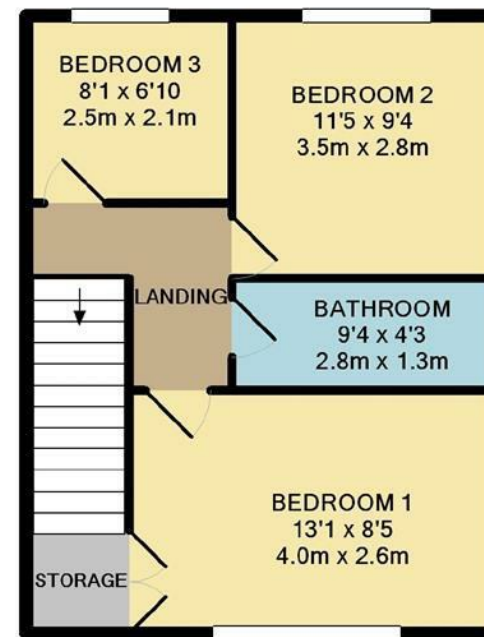


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An attractive and well-presented three-bedroom semi-detached home situated in a central Wilmslow location close to the 'Carnival Fields' within a short walk of the town centre and the train station. The accommodation includes a hall, living room (with wood burning stove and brick surround), dining kitchen (fitted with cream units with integrated electric oven, gas hob and there is an under counter fridge and freezer. Period double cupboard. Recessed under stairs cupboard and utility cupboard with washer/dryer. Landing, main bedroom (with a large recessed wardrobe with cupboard over), two further bedrooms and a bathroom. A driveway to the front provides off road parking, there is gated side access which leads to an attractive, landscaped rear garden which is laid to paving. In addition, there are brick built out houses which provide an outside w.c and a store which houses a Worcester Bosch combination boiler. the property is double glazed and has gas fired central heating. UNFURNISHED. AVAILABLE: 10th of NOVEMBER 2025





TOTAL APPROX. FLOOR AREA 803 SQ.FT. (74.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**PROPERTY MISDESCRIPTION ACT 1991:** The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. the buyer is advised to obtain verification from his or her Professional Buyer. References to the tenure of the proeprty are baed on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

