



55a Manchester Road, Wilmslow, Cheshire, SK9 2JB

mosley jarman

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£1,300 Per Calendar Month

- Heating - Gas central heating
- Mains - Gas, electric, water and drainage
- EPC rating - D (66/77)
- Council Tax Band - B (Cheshire East)
- Refuse - Cheshire East Council operate a chargeable garden waste disposal service. Visit cheshireeast.gov.uk/gardenbin
- **Flood risk - Very Low (Surface water)
- Water Meter - TBC
- *Broadband - Openreach. 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, Three, and Vodafone
- * 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 a tenancy. ** Information provided by GOV.UK



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Located in the centre of Wilmslow, this superbly appointed duplex apartment (1st & 2nd floors) offers deceptively spacious accommodation and would be an ideal home for a professional couple or single person alike. The gas centrally heated and double-glazed accommodation is arranged over two levels and briefly reveals: Private entrance hall with stairs leading up to the first floor. A first floor landing opens into a modern fitted kitchen (complete with washing machine, fridge/freezer, electric oven, gas hob, dishwasher, and microwave). There is a light and airy living room which is an ideal entertaining area. A refitted shower-room offers modern fittings (including a walk-in shower cubicle, wash-hand basin and wc). The second bedroom is also on the first floor, which is a double. A stairway leads up to the second floor, which offers a mezzanine landing, with built-in eaves storage, the main bedroom is also a double with fitted wardrobes/eaves storage and also has an ensuite (complete with bath, shower cubicle, wc, and wash hand basin). There is an allocated parking space to the rear. CAN BE OFFERED EITHER PART or UNFURNISHED. AVAILABLE: IMMEDIATELY.



GROUND FLOOR
33 sq.ft. (3.1 sq.m.) approx.

FIRST FLOOR
530 sq.ft. (49.2 sq.m.) approx.

SECOND FLOOR
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 901 sq.ft. (83.7 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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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.

