



11 Wingfield Avenue, Wilmslow, SK9 6AJ

mosley jarman

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£2,495 Per Calendar Month

- Heating - Gas central heating
- Mains - Gas, electric, water and drainage
- EPC rating - D (63/84)
- Council Tax Band - E (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, Virgin Media, & Brsk. You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for EE, and Three.
- *Mobile - Limited coverage by O2, and EE. Likely coverage by 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

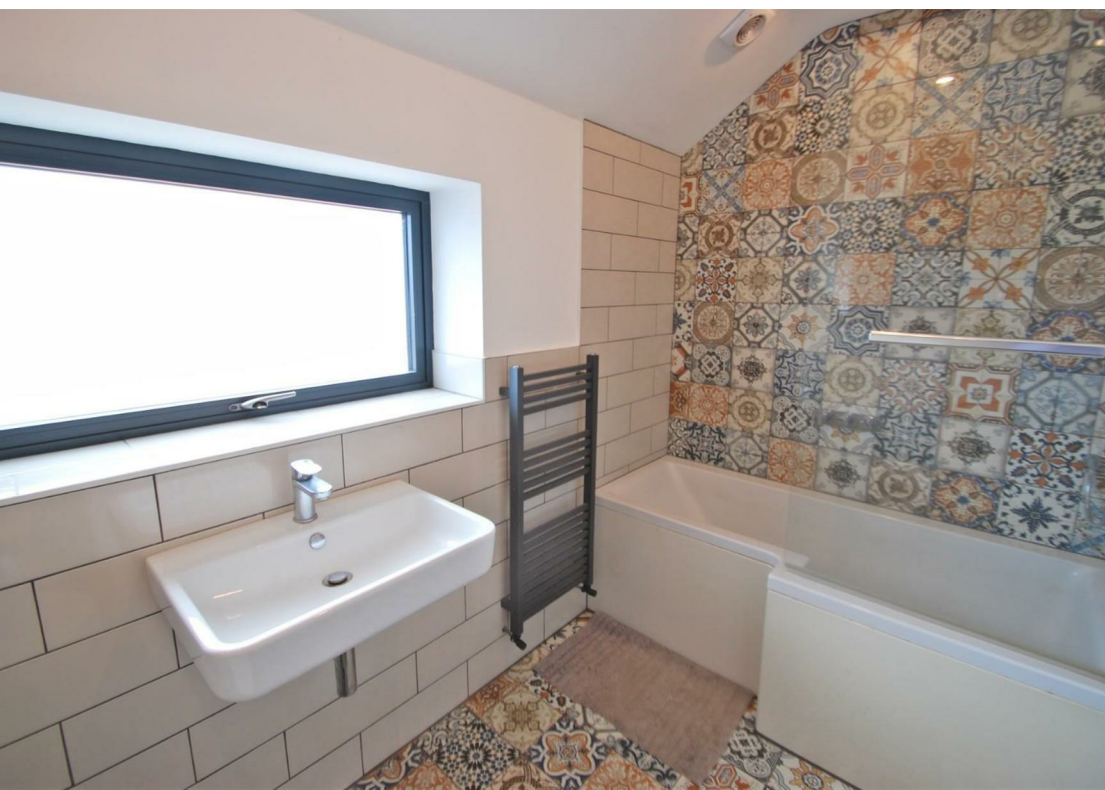




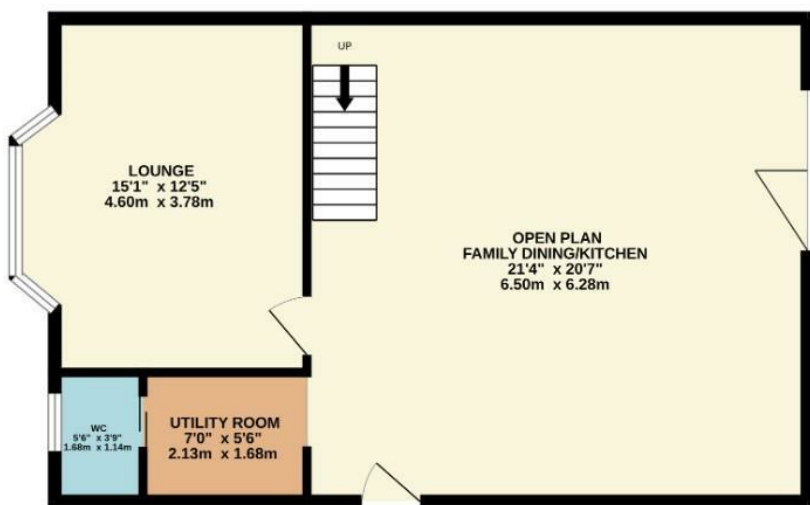
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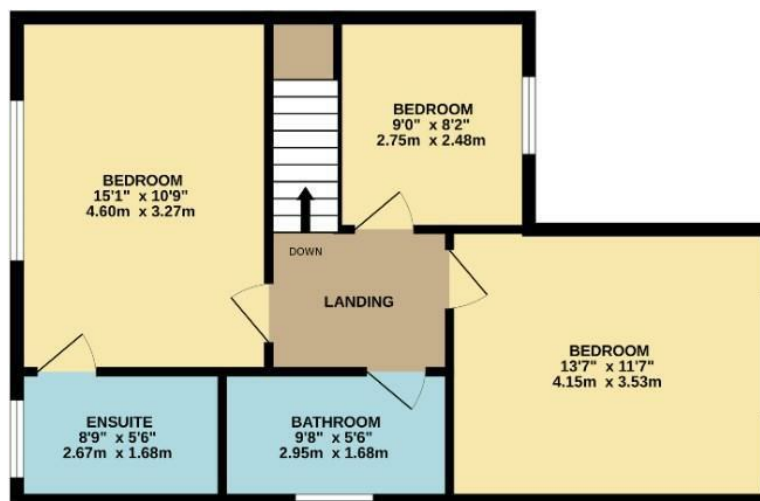
An extremely well appointed, and extended semi-detached family home set within a popular and sought after location in Wilmslow. An internal viewing of the property will briefly reveal: a stunning open-plan kitchen/dining, which is fitted with a comprehensive range of units and includes integrated appliances, and an island. The dining area provides bi-folding doors leading out into the rear garden. To the front there is a separate lounge with a bay window. In addition there is a utility room and a downstairs WC. On the first floor a landing opens in to three bedrooms (the main bedroom with ensuite shower room) and family bathroom complete with a shower unit over the bath. Outside to the front is a wide graveled driveway providing off road parking for two/three cars. The rear garden is delightful, featuring a decking area, in addition to a small patio at the top of the garden. Artificial lawns ensure low maintenance. There is also a garden room, currently used as a gym, but could equally be an office or playroom, as it has light and power. Gas central heating (underfloor heating is installed in the bathrooms, open plan kitchen/dining room, utility room and wc). UNFURNISHED. AVAILABLE: 11th of SEPTEMBER 2025



GROUND FLOOR
673 sq.ft. (62.5 sq.m.) approx.



1ST FLOOR
568 sq.ft. (52.8 sq.m.) approx.



REAR GARDEN
123 sq.ft. (11.4 sq.m.) approx.



TOTAL FLOOR AREA : 1364 sq.ft. (126.7 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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