



9 Cranford Road, Wilmslow, SK9 4DU

mosley jarman

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£1,300 Per Calendar Month

- Parking - Off road parking to the front. On road parking
- Heating - Gas central heating
- Mains - Gas, electric, water and drainage
- EPC rating - D (64/83)
- Council Tax band - B (Cheshire East).
- **Flood Risk - There is a very low flood risk for this property.
- 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, and Virgin Media. You may be able to obtain broadband service from these Fixed Wireless Access providers covering your area. EE
- *Mobile - Likely coverage by EE, Vodafone, and O2. Limited coverage by Three
- * Information provided by Ofcom checker and isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to renting the property. ** Information provided by GOV.UK



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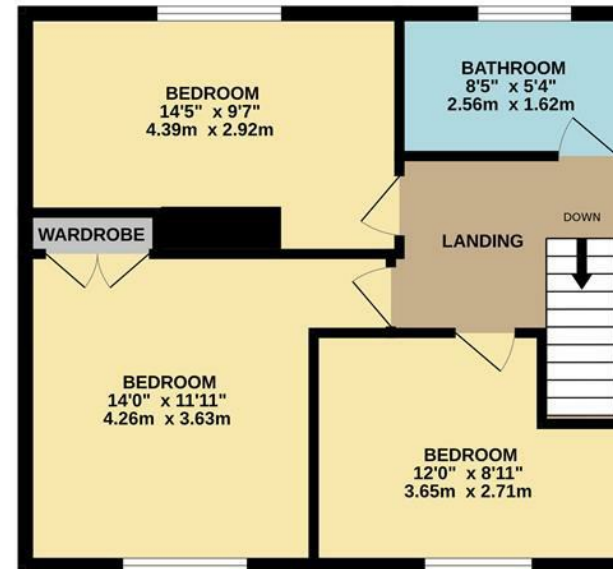
Enjoying deceptively spacious accommodation, is this well appointed terraced home. Number 9 would make a great home for a wide range of people. As you enter, there is an entrance hall which gives access to a generous sized living room to the front. A fitted breakfast kitchen is located to the rear (complete with appliances) and gives access to a further room, which could be used as a study, playroom or for additional storage. The first floor landing gives access to the three bedrooms and a modern white bathroom suite complete with a shower unit over the bath. Gas central heating and double-glazing. To the front is a low maintenance area (parking space) with steps leading up to the property. The rear garden is arranged over two levels, with a patio on the lower and a lawned area on the upper. UNFURNISHED. AVAILABLE: 31st OCTOBER 2025



GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR
478 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA: 1015 sq.ft. (94.3 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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