



21 Park Road, Wilmslow, Cheshire, SK9 5BT

mosley jarman

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£1,250 Per Calendar Month

- Heating - Gas central heating
- Mains - Gas, electric, water and drainage
- EPC rating - C (70/86)
- Council Tax Band - C (Cheshire East)
- Refuse - Cheshire East Council operate a chargeable garden waste disposal service. Visit cheshireeast.gov.uk/gardenbin
- **Flood risk - Very Low (Surface water)
- *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 - Limited coverage by Three. Likely coverage by EE, O2, 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



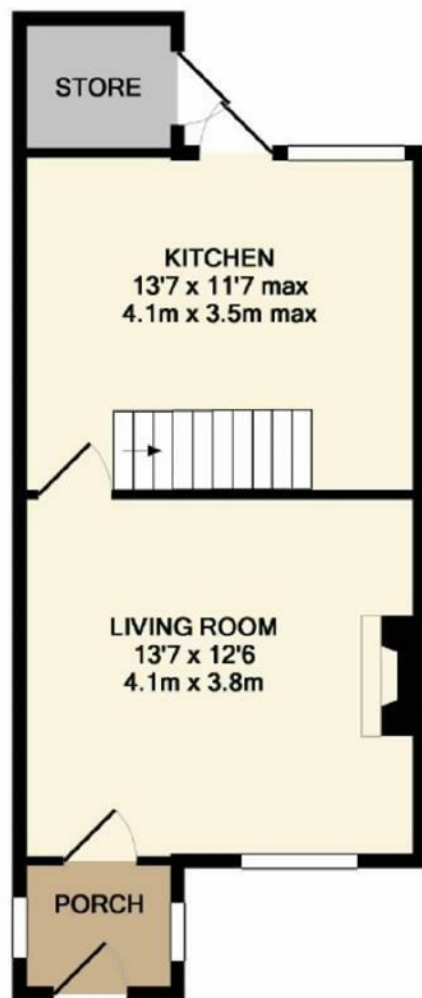


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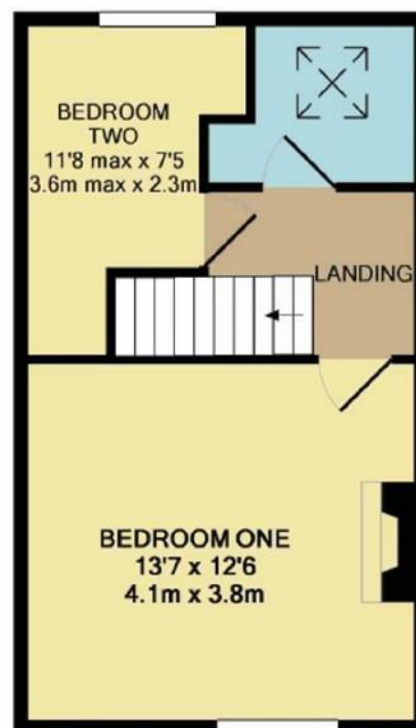
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A stylishly presented and attractive two-bedroom Victorian mid terraced home with a versatile loft room (previously utilised as a home office). Situated in a central Wilmslow location within a short walk of the Carnival Fields, the town centre and train station. Double glazed and gas fired central heating (run by a Vaillant combination boiler). The accommodation briefly comprises an enclosed entrance porch, living room (with cast iron fireplace and a recessed multi fuel burning stove, fitted period store cupboard in to alcove, picture rail and laminate flooring), dining kitchen (with space for a table and chairs, re-fitted with modern cream units, butchers block style laminate work surfaces, integrated appliances that include an electric oven, gas hob, extractor canopy and there is a washing machine and a fridge freezer), Landing, spacious master bedroom, second bedroom (with loft access hatch with pull down ladder ascending to a converted loft room which is boarded and carpeted with Velux window and storage cupboards in to the eaves. The versatile loft area has previously been utilised as a home office) and a bathroom (fitted with a modern white sanitary ware with chrome fittings, glass shower screen and thermostatically controlled shower fittings over the bath, LED down lighters and a ladder radiator). There is a small garden frontage and the rear garden is laid to lawn with fence and hedge boundaries. Timber shed. Cold water tap. Attached brick built store with light, power and vented for a tumble dryer. UNFURNISHED. AVAILABLE: IMMEDIATELY

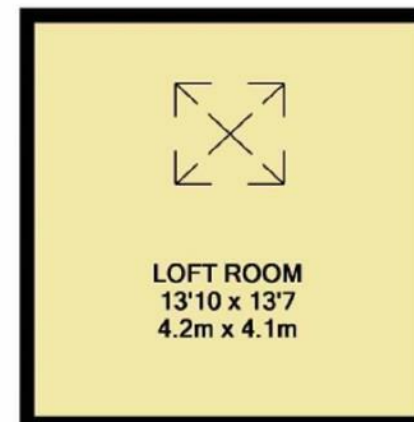




GROUND FLOOR
APPROX. FLOOR
AREA 373 SQ.FT.
(34.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 325 SQ.FT.
(30.2 SQ.M.)



LOFT ROOM
APPROX. FLOOR
AREA 187 SQ.FT.
(17.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 885 SQ.FT. (82.2 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.

