



5 Hardy Road, Wilmslow, SK9 2TW

*mosley jarman* &

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**£2,000 Per Calendar Month**

- Heating - Gas central heating
- Mains - Gas, electric, water and drainage
- EPC rating - B (84/96)
- Council Tax Band - D (Cheshire East)
- Refuse - Cheshire East Council operate a chargeable garden waste disposal service. Visit [cheshireeast.gov.uk/gardenbin](http://cheshireeast.gov.uk/gardenbin)
- \*\*Flood risk - Very Low (Surface water)
- Water Meter - TBC
- \*Broadband - Openreach & Virgin Media. 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 Three. Likely coverage by EE, 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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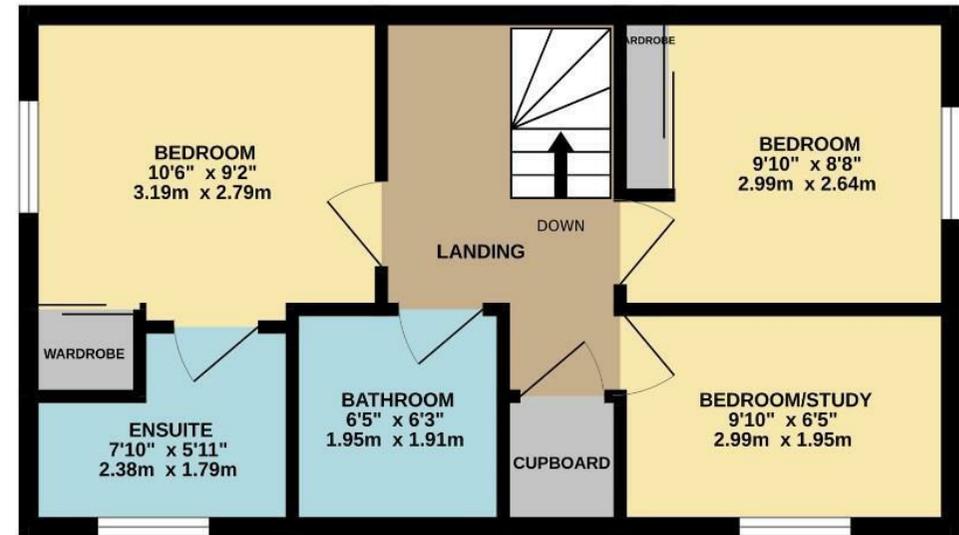
Built in late 2021 by Taylor Wimpey, Hardy Road is located on the popular "Heathfield Farm". The location is highly regarded, with amenities and schools close-by, and easy access to the A34, and train stations at both Wilmslow, and Handforth Village, making this an ideal home for a young couple or professional couple alike. Boasting underfloor heating on the ground floor, the property comprises of entrance hallway (providing access to a downstairs wc with quality suite), a generous sized lounge with French doors opening out to the garden. The kitchen with breakfast area, is fitted with a range of base and wall mounted units offering ample storage and complete with washer/drier, double oven, microwave, fridge freezer and dishwasher. On the first floor a landing gives access to a double main bedroom with fitted wardrobe, and an en-suite shower room. The second double bedroom also has a fitted wardrobe. The third bedroom is ideal for home-working (with desk and chair). There is a second bathroom with three piece suite including a shower unit over the bath. Double-glazed and gas central heating. Quality wooden blinds fitted. Outside the property has a driveway providing off road parking. The garden is walled offering a great space for entertaining. FURNISHED. AVAILABLE: EARLY MARCH 2026



GROUND FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 824 sq.ft. (76.6 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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