



11 Fletsand Road, Wilmslow, Cheshire, SK9 2AD

mosley jarman

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£4,500 Per Calendar Month

- Heating - Gas central heating
- Mains - Gas, electric, water and drainage
- EPC rating - D (59/78)
- Council Tax Band - G (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.
- *Mobile - Limited coverage by O2, and Vodafone. Likely coverage by EE, and Three
- * 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



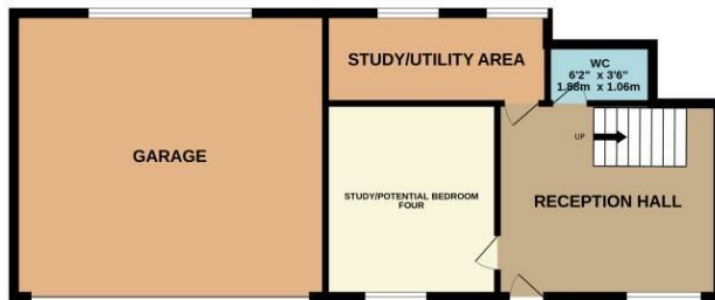
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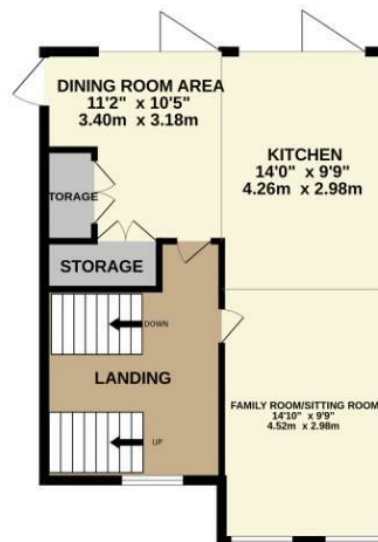
An impressive contemporary style remodelled and extended detached family house, set in mature secluded grounds in this highly desirable and sought after location. The house is in one of Wilmslow's finest and most aspirational locations with parking to the front leading to a double-garage and large private established gardens to the rear. Within walking distance of the town centre, the train station and with nearby access to the Bollin Valley. Double glazed, gas fired central heating and alarmed. On the ground floor there is an entrance Hall, Office/Bedroom 4, Cloakroom with W.C. On the ground floor there is an open plan Living/Dining Kitchen. On the first floor there is an attractive lounge with balcony overlooking the gardens. On the second floor, there are three generous sized bedrooms, two bathrooms (1 en-suite to the main bedroom). Outside, there is an attached double garage and delightful secluded mature grounds. UNFURNISHED. AVAILABLE: IMMEDIATELY.



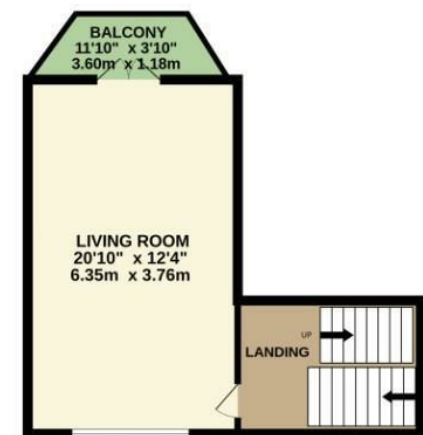
GROUND FLOOR
660 sq.ft. (61.3 sq.m.) approx.



HIGHER GROUND FLOOR
545 sq.ft. (50.6 sq.m.) approx.



1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.



HIGHER 1ST FLOOR
555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 2101 sq.ft. (195.2 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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