



4 Bedells Lane, Wilmslow, SK9 5HY

*mosley jarman*



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**£2,250 Per Calendar Month**

- Heating - Gas central heating
- Mains - Gas, electric, water and drainage
- EPC rating - D (64/76)
- Council Tax Band - E (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, 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 - Likely coverage by EE, Vodafone, and O2. Likely coverage by 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 renting the property. \*\* Information provided by GOV.UK





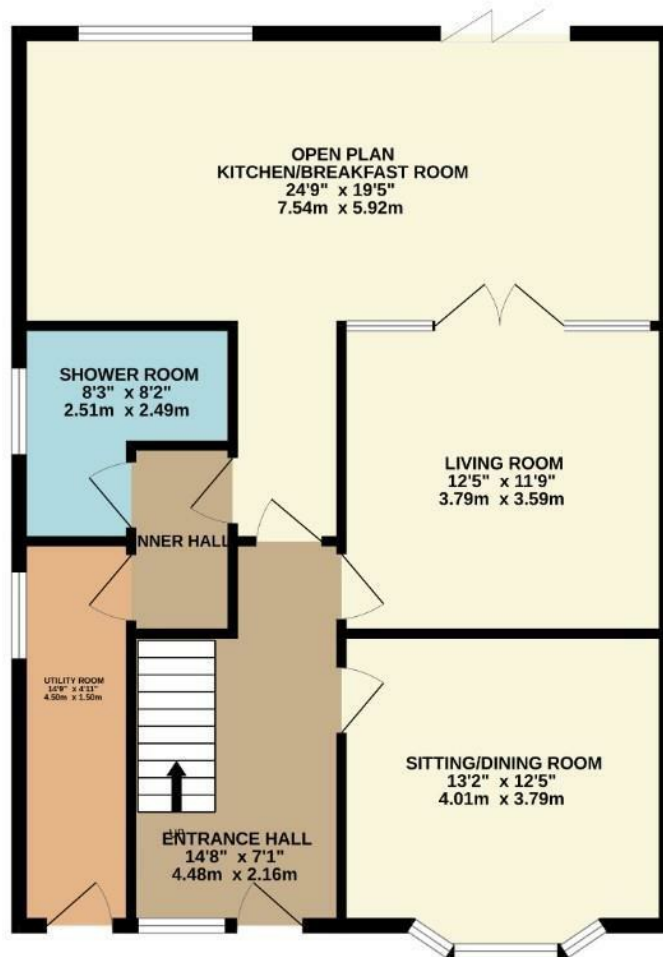
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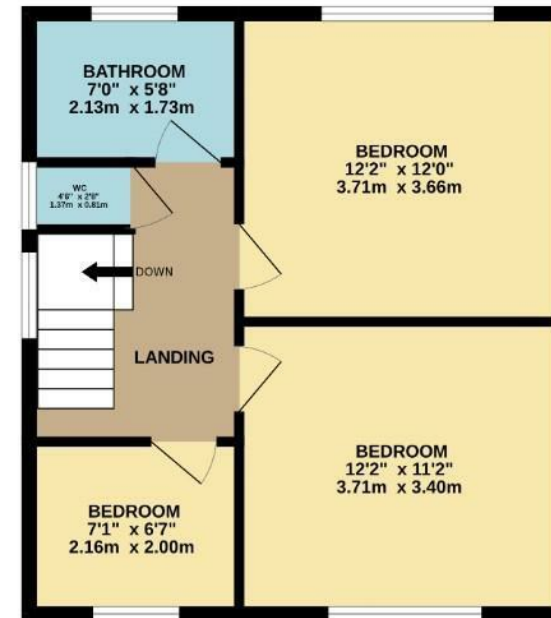
Located in the heart of Wilmslow, this deceptively spacious semi-detached family home enjoys extended light and airy accommodation and is within walking distance to all the local amenities such as shops, restaurants, cafes and parks. The property comprises spacious entrance hallway, two separate reception rooms along with a modern bright, open plan kitchen/breakfast room (complete with Cuisinemaster 6-ring gas hob, AEG dishwasher and Lamona Fridge and Freezer). there is also a downstairs shower room (step in shower cubicle, wc, and wash hand basin) and a utility room (with Hoover washing machine and Candy tumble dryer). On the first floor, the landing opens into three bedrooms and a modern refitted family bathroom. To the rear of the property there is an enclosed, south facing large garden perfect for family entertaining and the front of the property there is a large stone flagged driveway providing off road parking for two or three vehicles. The property is located within the catchment area for many well regarded primary and secondary schools such as Wilmslow High school (0.4 miles), Ashdene School (0.4 miles) and St Anne's Fulshaw C of E primary school (0.2 miles). GARDENER SERVICES ARE INCLUDED. UNFURNISHED. AVAILABLE: 1st of SEPTEMBER 2025



GROUND FLOOR  
849 sq.ft. (78.9 sq.m.) approx.



1ST FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA: 1319 sq.ft. (122.5 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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**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.

