



8 Warren Hey, Wilmslow, SK9 2NQ

*mosley jarman*

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**£995 Per Calendar Month**

- Parking - Driveway providing off road parking
- Heating - Gas central heating
- Mains - Gas, Electric, Water, and Drainage
- EPC Rating: C (71/90)
- Council Tax Band: B (Cheshire East)
- \*Flood Risk - Low Risk (Surface water).
- 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 providers - Openreach, and nexfibre. You may be able to obtain broadband service from these Fixed Wireless Access providers covering your area. EE, and Three
- \*\*Mobile providers - 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 renting the property. \* Information provided by GOV.UK



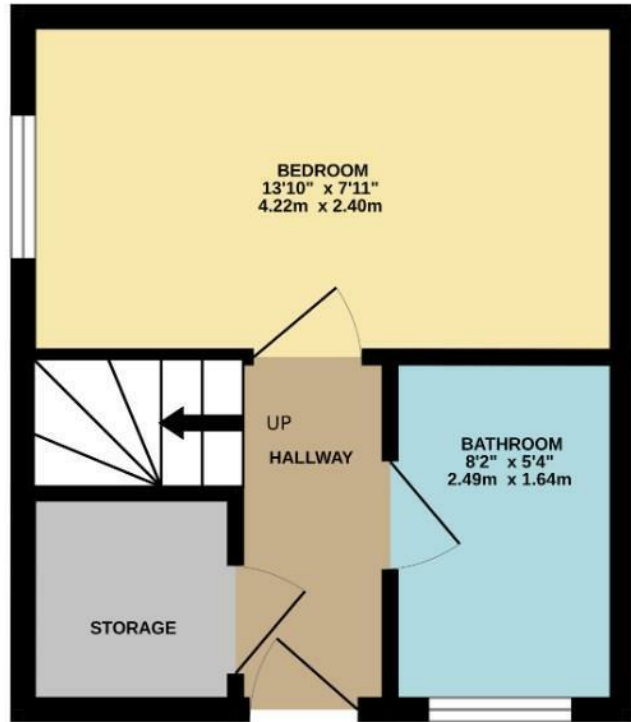
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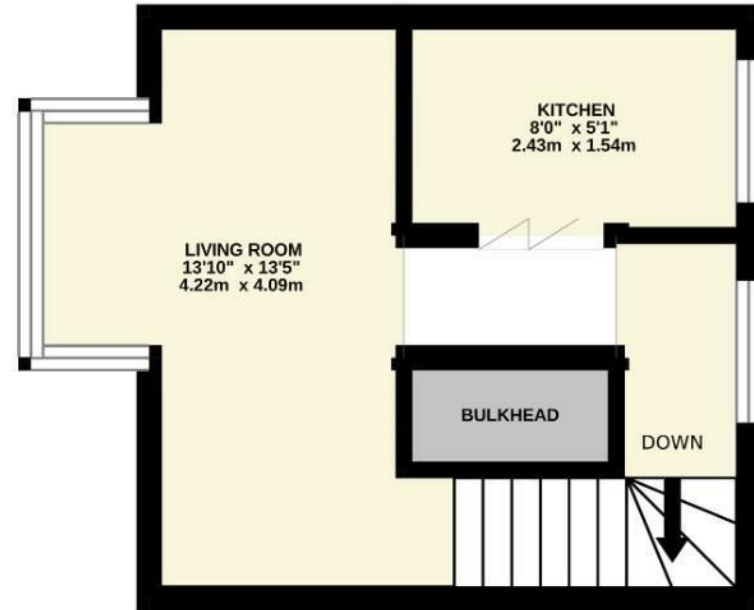
Providing light and airy accommodation over two levels, this superb starter home would be ideal for a couple or single person alike. Set back from the road and with a driveway leading up the side of the property, number 8 is well placed. With gas central heating and double-glazing, the accommodation briefly reveals on the ground floor, an entrance hall, bathroom with shower attachment over the bath, and a good sized double bedroom. A stairway leads to the first floor, where there is a good sized living room and kitchen complete with Zanussi electric oven, Zanussi gas hob and Beko fridge/freezer. Outside, to the rear there is also a private rear garden, which is laid mainly to lawn. UNFURNISHED. AVAILABLE: IMMEDIATELY



GROUND FLOOR  
222 sq.ft. (20.6 sq.m.) approx.



1ST FLOOR  
188 sq.ft. (17.4 sq.m.) approx.



TOTAL FLOOR AREA : 410 sq.ft. (38.1 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.

