



11 Marbury Road, Wilmslow, Cheshire, SK9 4DJ

*mosley jarman*



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**Offers Over £275,000**

- Well-appointed end terrace home
- Corner position with gardens to three sides
- Deceptive accommodation over two levels
- Newly decorated with some new flooring and window blinds
- Kitchen with appliances
- Rear area with store/workshop
- Three bedrooms and bathroom with new shower unit
- Gas central heating and double-glazing
- EPC rating: D
- Council Tax band: B







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**Offers Over £275,000**

Enjoying deceptively spacious accommodation on a large corner plot, is this well appointed end-terraced home. Number 11 would make a great home for a wide range of people. As you enter, there is an entrance hall which gives access to a generous sized living room with dual aspect windows. A fitted breakfast kitchen (with new appliances) gives access to an enclosed rear area which provides storage cupboards, a downstairs wc and a versatile room which could be used as storage or a workroom. The first floor landing gives access to the three bedrooms (each has fitted wardrobes/storage cupboards) and a white three-piece bathroom complete with a brand new shower unit over the bath. Taking full advantage of the corner position with gardens to the front, side and rear. The side also provides off road parking for several cars. Gas central heating and double-glazing.

#### IMPORTANT INFORMATION

Parking: Off road parking to the front/side of the property.

Heating: Gas

Tenure: Freehold

Mains: Gas, Electric, Water

EPC Rating: D (67/85)

Council Tax Band: B (Cheshire East)

Refuse - Cheshire East Council operate a chargeable garden waste disposal service. For full details please visit [cheshireeast.gov.uk/gardenbin](http://cheshireeast.gov.uk/gardenbin)

Flood Risk - Low Risk (Surface water).

Broadband providers - Openreach and Virgin Media. You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for EE, and Three

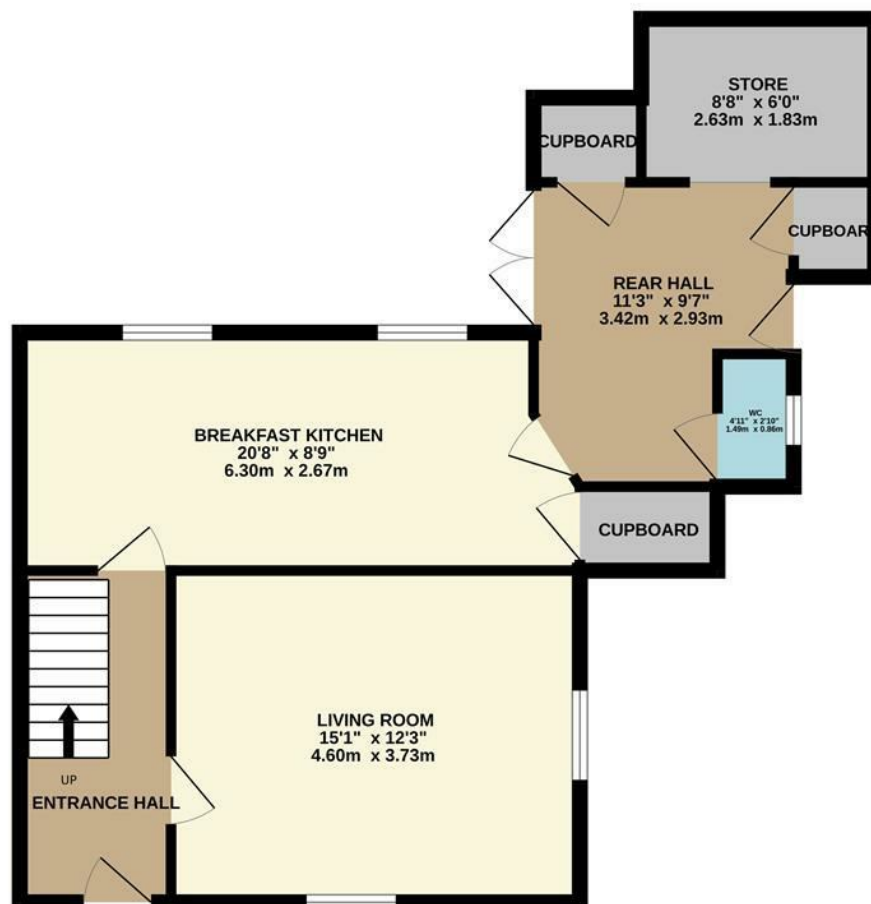
Mobile providers - Limited coverage by EE, Three, O2 and Vodafone

\*\*Information provided by Ofcom checker.

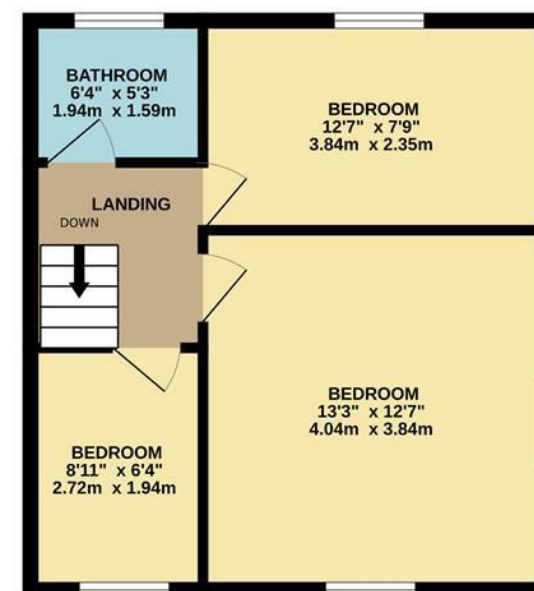
The information isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential tenants to do their own checks before committing to let the property.



GROUND FLOOR  
622 sq.ft. (57.8 sq.m.) approx.



1ST FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 1020 sq.ft. (94.8 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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