



5 Sylvan Avenue, Wilmslow, Cheshire, SK9 6LR

*mosley jarman*



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**£1,995 Per Calendar Month**

- Heating - Gas central heating
- Mains - Gas, electric, water and drainage
- EPC rating - E (46/72)
- 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 & Brsk. 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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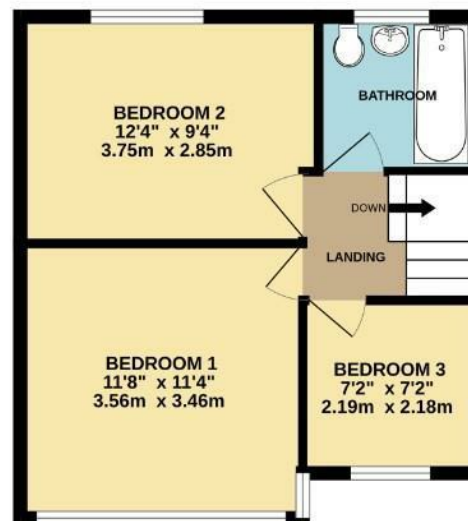
An extended and refurbished bay-fronted semi-detached family home positioned within a cul-de-sac, and benefiting from an impressive dining kitchen and a fabulous rear garden. Sylvan avenue is a quiet cul-de-sac in a highly popular South Wilmslow location close to excellent primary schools, shops and amenities. An internal viewing will briefly reveal: entrance porch, entrance hall (with understairs storage cupboard), downstairs WC (with WC and wash hand basin), attractive living room and a stunning open-plan living-dining kitchen (fitted with quality units and complete with appliances, and French doors leading to the rear garden). On the first floor a landing opens into three bedrooms and the family bathroom. Outside there is a large, mature lawned rear garden with gravel area, and a good sized gravel driveway to the front and side of the property providing off road parking for several cars. UNFURNISHED. AVAILABLE: IMMEDIATELY



GROUND FLOOR  
711 sq.ft. (66.0 sq.m.) approx.



1ST FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA: 1088 sq.ft. (101.1 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.

