



2 Beaufort Chase, Wilmslow, SK9 2BZ

mosley jarman

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£3,000 Per Calendar Month

- Heating - Gas central heating
- Mains - Gas, electric, water and drainage
- EPC rating - D (63/82)
- 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, 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 - 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





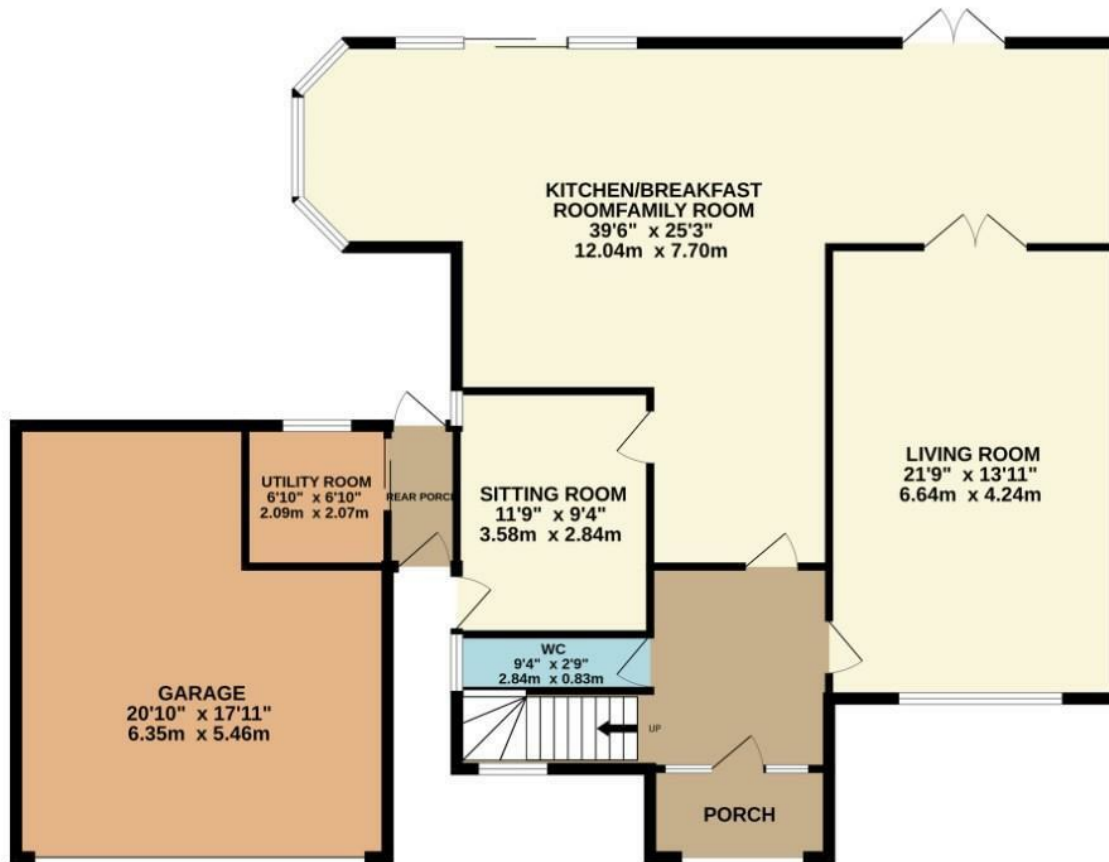
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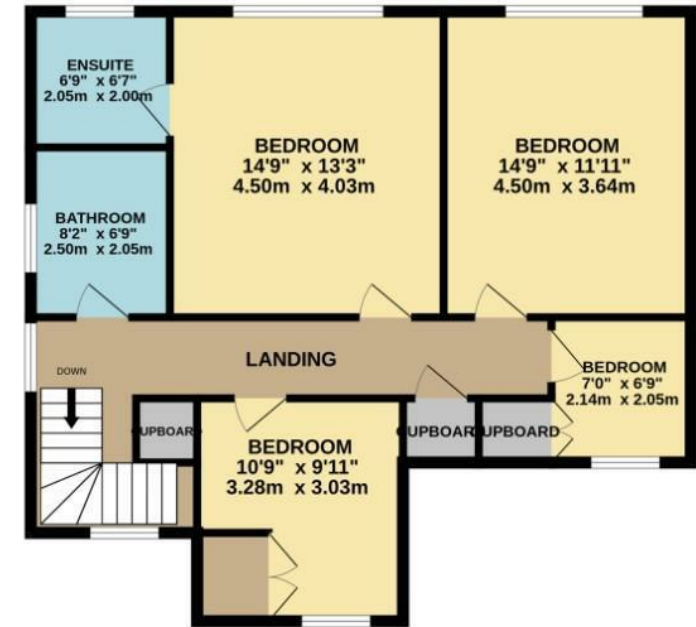
An extended detached family home, which is situated in a quiet cul-de-sac of only nine detached homes bordering open countryside. Providing light and airy accommodation arranged over two levels and with an open paddock directly behind, we strongly recommend that you take a look. Set back from the road and accessed over a block paved driveway, providing off road parking for several cars, you are met with a covered storm porch, which then through the front door, there is a good sized reception hall with downstairs wc, and access to a living room. Double doors lead into the open-plan kitchen/breakfast room/family room, which you can imagine as the 'hub of the house' and has sliding and French doors leading to the rear garden. A separate sitting room is also offered which leads to a side porch and utility room. Access from here through to the double garage. On the first floor a landing offers access to the four generous sized bedrooms (the main bedroom has an ensuite) and a modern family bathroom. Gas central heating and double-glazing. Outside to the rear is a stone flagged patio area leading on to a good sized lawn with views over an open paddock beyond. UNFURNISHED. AVAILABLE: IMMEDIATELY.



GROUND FLOOR
1571 sq.ft. (146.0 sq.m.) approx.



1ST FLOOR
797 sq.ft. (74.0 sq.m.) approx.



TOTAL FLOOR AREA : 2368 sq.ft. (220.0 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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