



7 Thorngrove Hill, Wilmslow, SK9 1DF

mosley jarman

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£2,000 Per Calendar Month

- Spacious detached family home offering versatile accommodation at the head of a cul-de-sac
- Situated in a quiet, central location within walking distance to Wilmslow Town Centre and Wilmslow train station
- Light and airy open-plan living/dining room plus separate sunroom and laundry room
- Three/four bedrooms and two bathrooms
- Off road parking on and attached double garage
- Generous, private, mature gardens to the side and rear
- EPC rating: D
- Council Tax Band: F (Cheshire East)





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A spacious, detached three/four bedroom family home within sought after residential location. The accommodation comprises of a large hallway at the centre of the house (leading to all downstairs rooms with built-in storage cupboard), a spacious light and airy open plan living/dining room (with electric fire, large window overlooking to the rear garden letting in an abundance of light, glass paned door leading to patio area), kitchen (fitted with traditional units, serving hatch and door leading to the side of the property), garden room (with glazing on three elevations and patio doors leading to the rear garden), utility room (with hot water cylinder, boiler and space for washing machine), shower room (modern, fitted with Aqualisa shower, chrome towel radiator, Kohler sink, toilet, vanity unit, mirror with shaver socket). Stairs ascend to the first floor landing, providing access to three bedrooms (two doubles with sink units, all with integrated wardrobes) and family bathroom (with airing cupboard and white sanitaryware). UNFURNISHED. AVAILABLE: BEGINNING OF SEPTEMBER 2024

IMPORTANT INFORMATION

Parking - Off road parking on driveway which leads to an attached garage

Heating - Gas fired central heating

Mains - Gas, Electric and Water

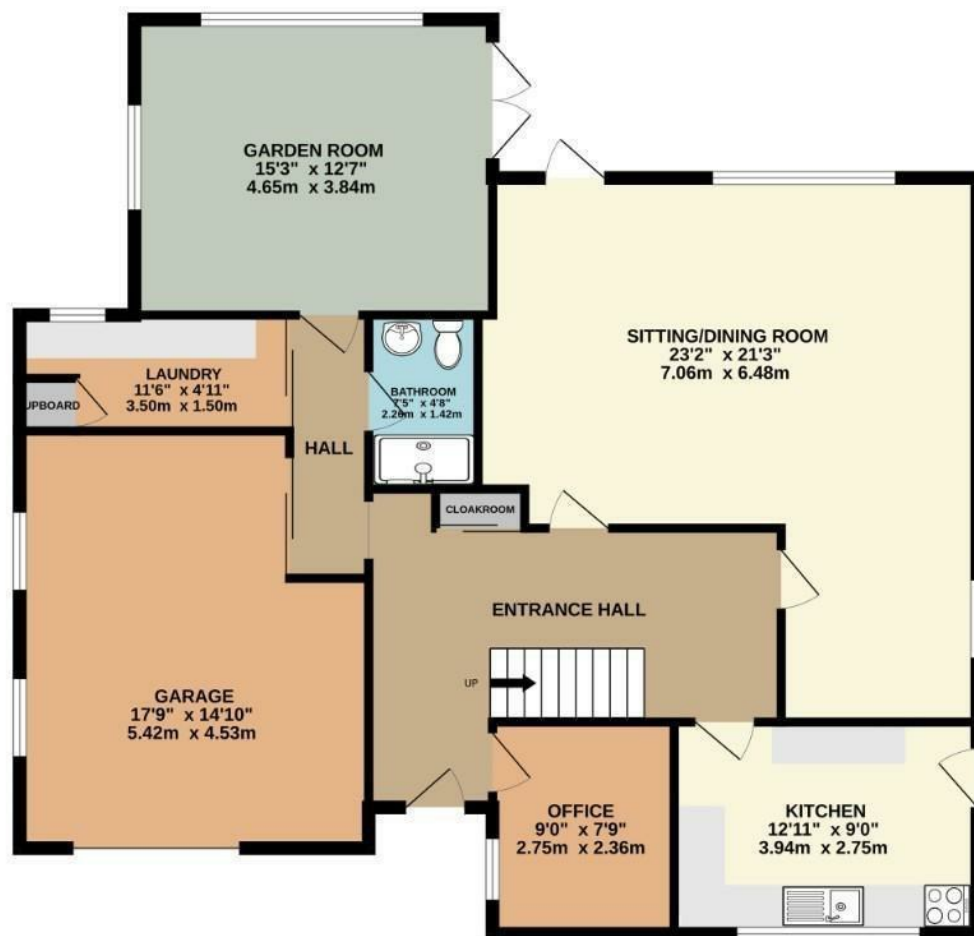
Refuse - Cheshire East Council operate a chargeable garden waste disposal service. For full details please visit cheshireeast.gov.uk/gardenbin

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

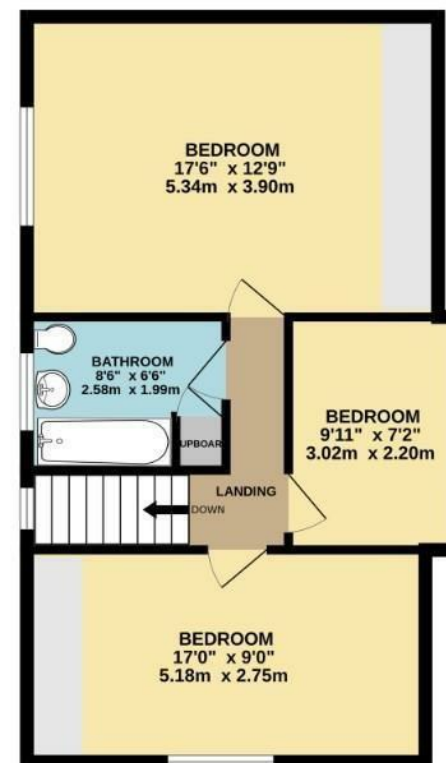
Mobile providers - Likely coverage from O2, and Vodafone. Limited coverage from EE

*Broadband and mobile providers information taken from the Ofcom mobile and broadband checker





GROUND FLOOR
1305 sq.ft. (121.3 sq.m.) approx.



1ST FLOOR
559 sq.ft. (52.0 sq.m.) approx.

TOTAL FLOOR AREA : 1864 sq.ft. (173.2 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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