94 Gravel Lane, Wilmslow, SK9 6LT

mosley jarman

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**£2,495 Per Calendar Month**

- Heating - Gas central heating. Underfloor heating in dining area.
- Mains - Gas, electric, water and drainage
- EPC rating - D (63/81)
- Council Tax Band - E (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 - Installed
- *Broadband - Openreach, Brsk, & Nefibre. 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 Vodafone. Likely coverage by EE, and three
- * 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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The property is situated in a popular south Wilmslow location close to Ashdene Primary School as well as being within walking distance of the town centre, the train station and local shops on Chapel Lane. Providing a high standard of family accommodation, warmed by gas central heating (underfloor heating in the dining area), and with double-glazing, the characterful accommodation needs to be seen to be fully appreciated. Your initially welcomed into an entrance porch, which in turn opens through to an entrance hallway. To the front is a light and airy lounge, and there is also a separate sitting room. A fabulous dining kitchen is provided to the rear with a comprehensive range of storage units and appliances (velux windows bring in extra light, and a door leads out to the rear garden). On the first floor a landing leads to three double bedrooms (the main bedroom with an ensuite shower room) and modern fitted bathroom (with claw-foot bath, and step in shower cubicle). To the front a small garden offers low maintenance, and a driveway offers private parking and leads to an integral single garage with up and over doors to both the front and rear. The rear garden is enclosed with patio and lawn areas, along with a timber decking area. UNFURNISHED. AVAILABLE: END OF MARCH 2026

GROUND FLOOR
796 sq.ft. (73.9 sq.m.) approx.

1ST FLOOR
629 sq.ft. (58.4 sq.m.) approx.

TOTAL FLOOR AREA : 1424 sq.ft. (132.3 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.