



32 Manchester Road, Wilmslow, Cheshire, SK9 1BG

mosley jarman 

32 Manchester Road, Wilmslow, Cheshire, SK9 1BG

£1,550 Per Calendar Month

- Stunning and deceptively sized Victorian terraced home
- Highly convenient central Wilmslow location, within a couple of minutes walk of the train station
- Two allocated parking spaces to the rear
- Sympathetically refurbished to a high standard
- Gas central heating and double glazing
- Two separate reception rooms
- Modern fitted kitchen with appliances
- Two generous sized double bedrooms
- Spacious bathroom, refitted with a period-style suite
- 989 sq ft of living accommodation.



Per Calendar Month £1,550 Per Calendar Month



An attractive and extremely spacious two large double bedroom Victorian mid-terraced home which has been sympathetically refurbished to a high standard. Located in a highly convenient central town centre position within a short walk of the train station, the Carrs, bars, restaurants and cafes. The property is positioned with excellent road links and benefits from allocated parking for TWO cars to the rear. Enhanced by double glazing and gas fired central heating, the property is entered through a traditional style vestibule with tiled floor and new internal door leading to the hall (Oak front door), living room (12'2 x 11'10), dining room (15'11 x 11'8), fitted kitchen (with modern cupboards and integrated appliances - fridge/ freezer, washing machine, dishwasher, oven and hob with extractor hood above), large landing, two large double bedrooms and a good sized and refitted bathroom with white suite including free-standing rolled top bath and step in shower cubicle. Outside, there is a South East facing enclosed rear courtyard style garden with decking area and patio. A gate provides access to the TWO allocated car parking spaces. UNFURNISHED. AVAILABLE: IMMEDIATELY

IMPORTANT INFORMATION

Parking - Off road parking for two cars allocated at the rear of the property

Heating - Gas central heating

EPC Grade: C (74/89)

Council Tax Band: D (Cheshire East)

Mains: Gas, Electric, Water

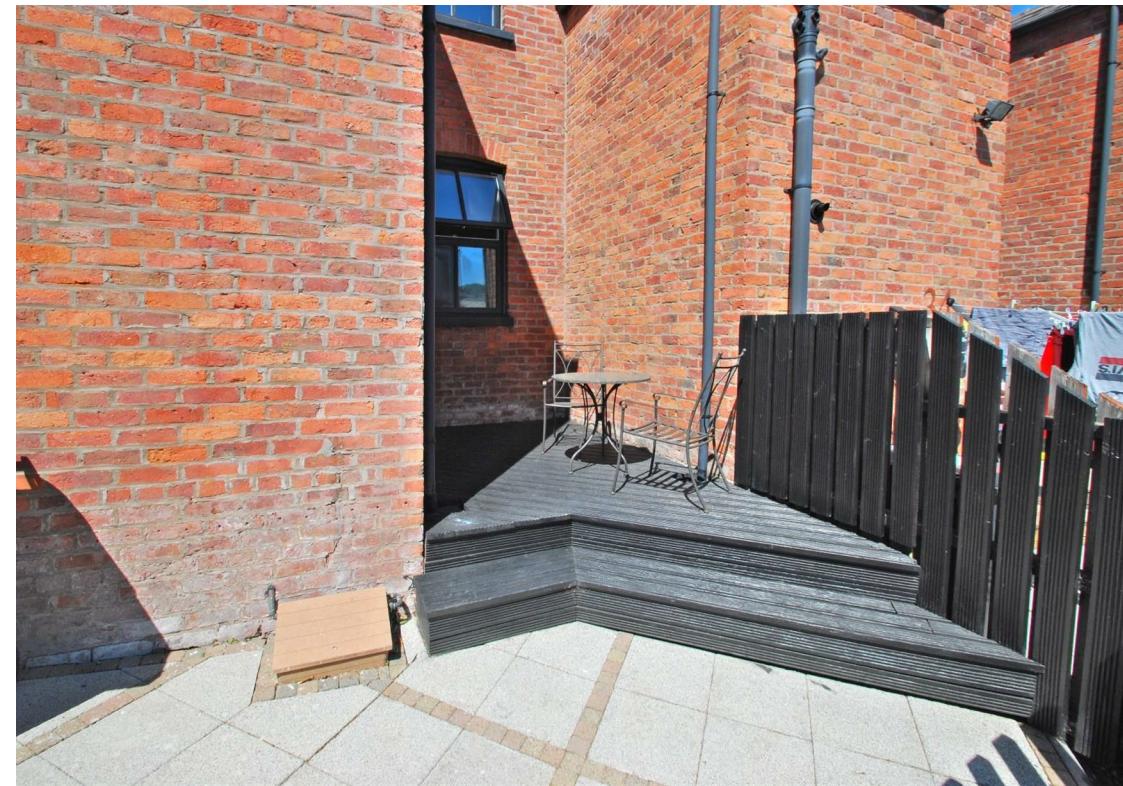
Flood Risk: Very low risk of flooding.

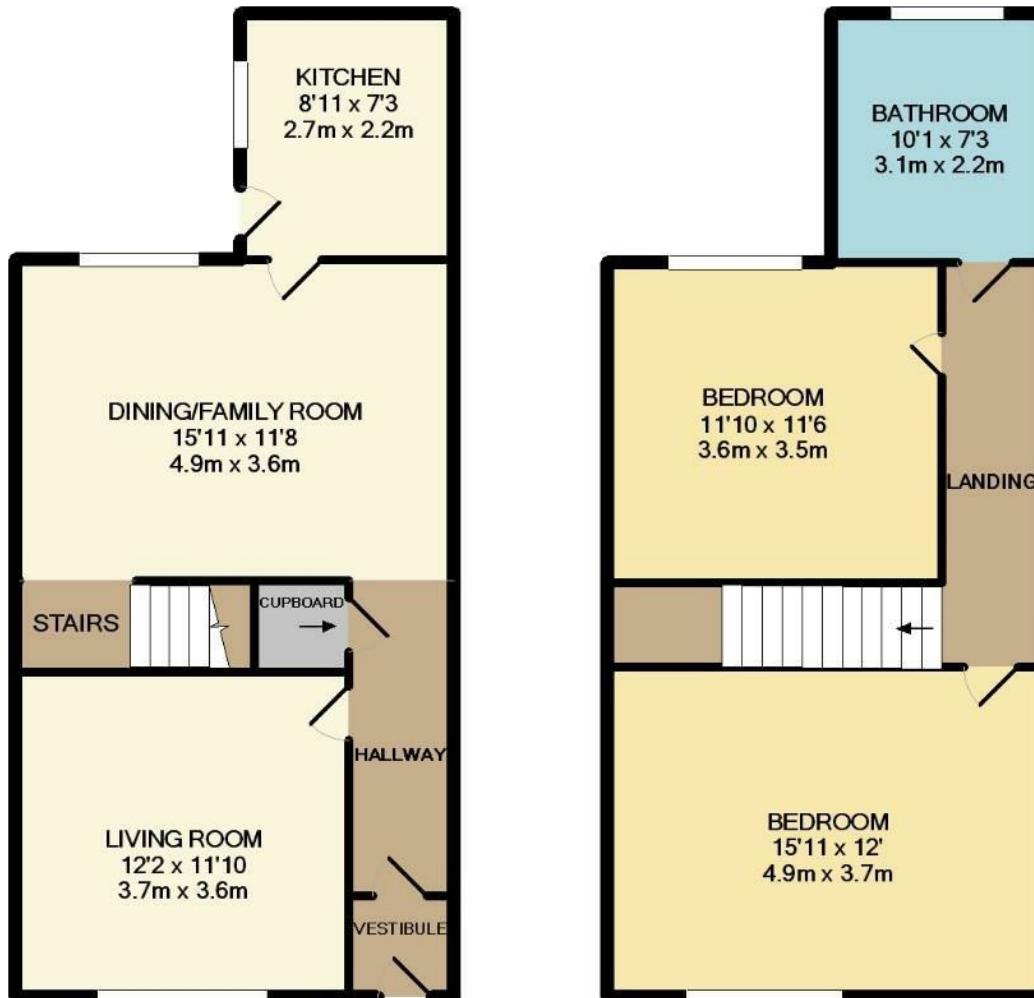
Refuse - Cheshire East Council operate a chargeable garden waste disposal service. For full details please visit cheshireeast.gov.uk/gardenbin

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 - Likely coverage by EE, O2, Three and Vodafone

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





GROUND FLOOR
APPROX. FLOOR
AREA 495 SQ.FT.
(45.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 494 SQ.FT.
(45.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 989 SQ.FT. (91.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 property are based 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.

