



36 Wingfield Avenue, Wilmslow, SK9 6AL

mosley jarman

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£2,250 Per Calendar Month

- Parking - Driveway providing parking for two cars.
- Heating - Gas central heating
- Mains - Gas, Electric, Water, and Drainage
- EPC Rating: C (70/85)
- Council Tax Band: C (Cheshire East)
- Flood Risk - Low Risk (Surface water).
- Refuse - Cheshire East Council operate a chargeable garden waste disposal service. For full details please visit [cheshireeast.gov.uk/garden bin](http://cheshireeast.gov.uk/garden-bin)
- *Broadband - Openreach, Virgin Media, and Brsk. You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for EE, and Three
- *Mobile - Likely coverage by Vodafone. Limited coverage by EE, O2, 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 renting the property. ** Information provided by GOV.UK





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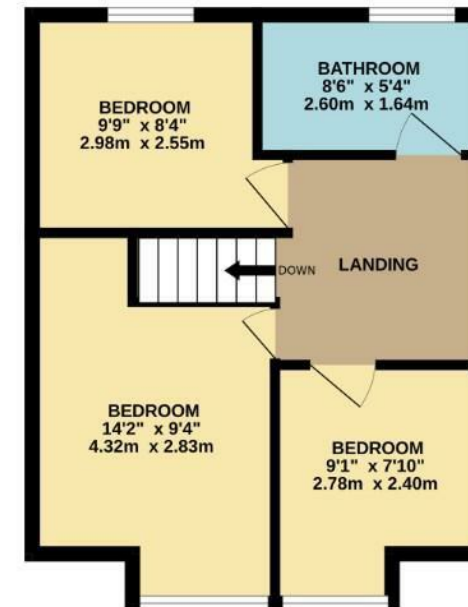
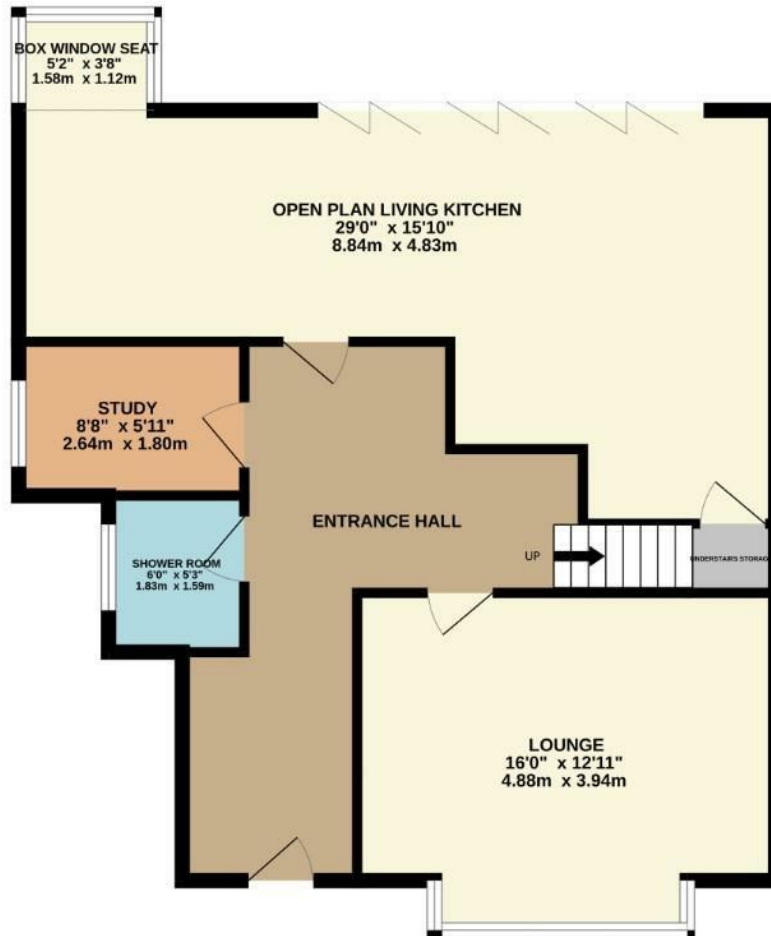
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This deceptively spacious semi-detached family home enjoys extended, light and airy accommodation and is within walking distance to all the local amenities such as shops, restaurants, cafes and parks. The property comprises spacious entrance hallway, downstairs shower-room (step in shower cubicle, wc, and wash hand basin), study/playroom, attractive lounge, great for entertaining, along with a modern bright, open plan kitchen/breakfast room and an understairs utility area. On the first floor, the landing opens into three bedrooms and a modern refitted family bathroom. To the rear of the property there is an enclosed, large garden perfect for the family and to the front of the property there is a driveway providing off road parking for two or three vehicles. Gas central heating, double-glazing, electric vehicle charging point. UNFURNISHED. AVAILABLE: 1st of SEPTEMBER 2025



GROUND FLOOR
817 sq.ft. (75.9 sq.m.) approx.

1ST FLOOR
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA: 1191 sq.ft. (110.6 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.

