



27 Mainwaring Drive, Wilmslow, Cheshire, SK9 2QD

*mosley jarman*

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**£1,300 Per Calendar Month**

- Well-appointed and improved link-detached home
- Sought after location on the popular Summerfield Estate
- Must be viewed to be fully appreciated
- Nearby access to the A34 and close to local amenities
- Driveway to the front leading to a carport on the side of the house
- South facing and enclosed rear gardens
- Gas central heating and double-glazing
- Council Tax Band: C (Cheshire East)
- EPC rating: D





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**Per Calendar Month £1,300 Per Calendar Month**

A well presented two bedroom link-detached home which forms part of the popular Summerfields Estate. The property is conveniently located close to local supermarkets, Wilmslow Academy Primary School and the A34 by-pass for access to Manchester City Centre, the local and national motorway networks and Manchester Airport. The accommodation includes a hallway, attractive living room, refitted dining kitchen (fitted with modern units and including an electric oven, gas hob and extractor fan, washing machine and fridge freezer). French doors open to the enclosed rear garden with decking area. A staircase leads to the first floor landing (with loft access and recessed airing cupboard). There is a spacious main bedroom (with fitted wardrobes and two windows), and there is a second double bedroom and a bathroom (fitted with modern white sanitary ware with glass shower screen and electric shower fittings over the bath). Double-glazed and gas fired central heating (run by a combination boiler). A drive to the front provides off road parking and leads to a car port to the side, which provides covered parking/drying area and there is a private enclosed south facing garden to the rear which is not overlooked. The rear garden is laid mainly to lawn with a timber decking area and timber seating. There is also timber shed. UNFURNISHED. AVAILABLE: IMMEDIATELY

#### IMPORTANT INFORMATION

Parking - Off road parking accessed via a driveway to the front of the property

Heating - Gas central heating

Mains - Gas, Electric and Water

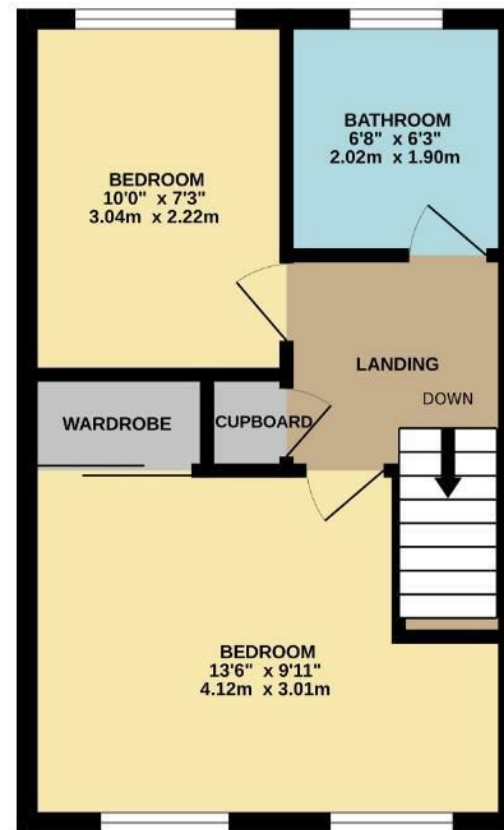
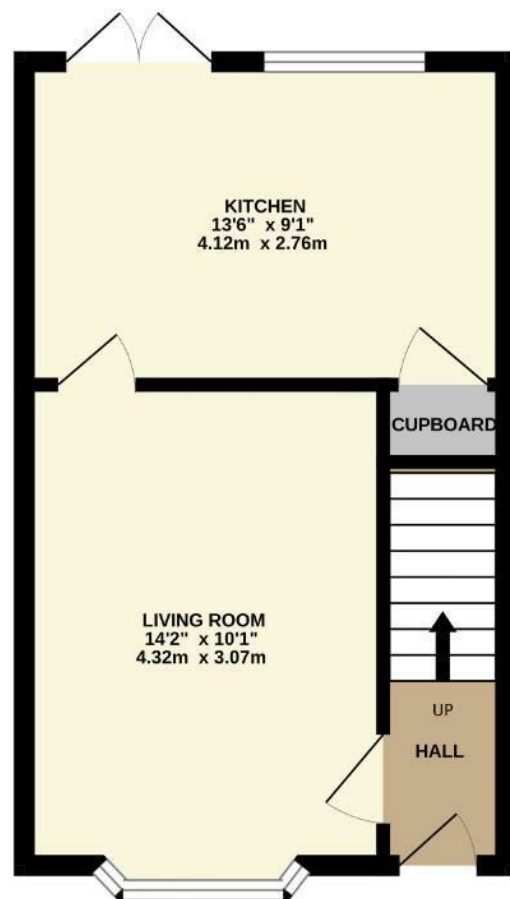
Refuse - Cheshire East Council operate a chargeable garden waste disposal service. For full details please visit [cheshireeast.gov.uk/gardenbin](http://cheshireeast.gov.uk/gardenbin)

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

Mobile providers - EE, O2, Three and Vodafone

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





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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