



86 Twinnies Road, Wilmslow, Cheshire, SK9 4BP

mosley jarman

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£1,850 Per Calendar Month

- Deceptively spacious end-terrace home
- Completely re-modelled and refurbished accommodation
- Sitting/dining room, shower room. utility room
- Stunning open-plan family living kitchen
- Three DOUBLE bedrooms
- Bathroom complete with walk-in shower
- Southerly facing, landscaped gardens to the rear
- Gas central heating & Double-glazing
- EPC rating: C
- Council Tax band: B (Cheshire East)





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A deceptively spacious end of mews home which has been completely refurbished. Situated within a short walk of Lacey Green Primary School and being within the catchment of Wilmslow High School. Arranged over two levels, the impressive accommodation which had a full refurbishment in 2019, including an upgrade to the insulation in both the walls and loft. There are new doors and double-glazing. The property has also been rewired and a new plumbing system installed. The house has a Mechanical Ventilation Heat Recovery system, which provides fresh, filtered air throughout the day. The gas central heating is controlled by Tado multi-zone smart heating control, which is controlled by an app. On entering, you enter in to an enclosed entrance porch, which leads through to an inner hallway (with built-in understairs storage cupboard which gives access to a versatile sitting/dining room and a downstairs shower-room, a utility room is also provided. At the end of the inner hallway a door takes you through to a stunning open-plan family living kitchen (which extends to over 28' and is light an airy with two skylight windows and Bi-fold doors leading to the rear garden. There is also a wood burner. The kitchen is fitted with a comprehensive range of storage units and comes complete with appliances). On the first floor there is a landing leading to three DOUBLE bedrooms (one with fitted wardrobes), and the refitted bathroom complete with a walk-in shower. Gas central heating and double-glazing. There is a garden to the front which provides off road parking for two cars and there is a good sized southerly facing garden to the rear, which has been landscaped, creating a delightful area to relax. UNFURNISHED. AVAILABLE: FIRST WEEK IN MAY 2024

IMPORTANT INFORMATION

Parking - Off road parking for two cars 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

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

Mobile providers - EE, O2, Three and Vodafone

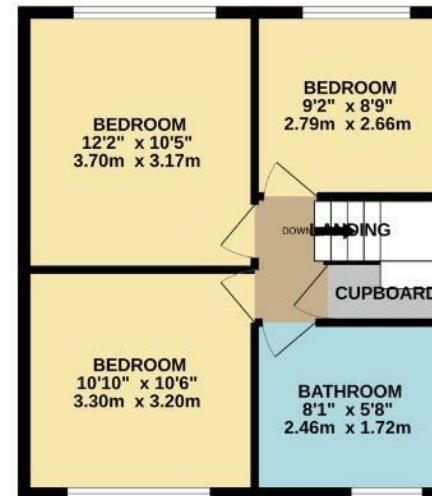
*Broadband and mobile providers information taken from the Ofcom mobile and broadband checker



GROUND FLOOR
890 sq.ft. (82.7 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA: 1339 sq.ft. (124.4 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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