



10 Park Road, Wilmslow, Cheshire, SK9 5BT

mosley jarman &

10 Park Road, Wilmslow, Cheshire, SK9 5BT

£1,350 Per Calendar Month

- Extended mid-terraced home
- Popular location close to Wilmslow centre
- Two reception rooms
- Fitted kitchen with appliances
- Two bedrooms
- Modern white bathroom with shower
- Gas central heating & double-glazing
- Off road parking to the front
- Enclosed gardens to the rear
- EPC rating: C Council Tax band: C





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A delightful two bedroom mid-terrace within a short walk of Wilmslow centre. Offering extended accommodation with parking to the front and enclosed gardens to the rear. Situated on this popular road within easy walking distance of Wilmslow town centre and the train station, an internal inspection will reveal: entrance porch, lounge to the front, spacious extended dining kitchen with appliances and bi-folding door leading to the rear garden. To the first floor a landing provides access to two bedrooms, and modern fitted bathroom with shower. To the front, off road parking is provided, whilst to the rear is an enclosed, which is not overlooked from the back. UNFURNISHED. AVAILABLE: 19th JULY 2024.

IMPORTANT INFORMATION

Parking - Off road parking for one car at the front of the property

Heating - Gas central heating

EPC Grade: C (71/89)

Council Tax Band: C (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, and Vodafone

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





GROUND FLOOR
APPROX. FLOOR
AREA 427 SQ.FT.
(39.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 314 SQ.FT.
(29.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 741 SQ.FT. (68.8 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 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.

