



34 Manchester Road, Wilmslow, Cheshire, SK9 1BG

*mosley jarman* &



34 Manchester Road, Wilmslow, Cheshire, SK9 1BG

**£1,450 Per Calendar Month**

- Well-appointed and freshly decorated mid-terrace home
- Convenient central town centre location close to the train station
- Two double bedrooms and refitted bathroom
- Two separate reception room
- Fitted kitchen complete with integrated appliances
- Enclosed rear garden with timber decking
- Allocated parking for TWO cars
- Gas central heating
- EPC rating: C
- Council Tax band: D (Cheshire East)



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Located in a highly convenient central town centre position within a short walk of the train station, The Carrs, bars, restaurants and cafes, is this attractive and extremely spacious mid terraced home. Part triple/part double glazed, and gas fired central heating. The freshly decorated throughout accommodation includes an entrance hall (Oak front door), living room (12'2 x 11'10), dining room (15'11 x 11'8), kitchen (with modern cupboards and integrated appliances), large landing (with loft access opening to a big boarded loft space), two large double bedrooms and a good sized refitted modern bathroom with shower over the bath and glazed shower screen. To the rear there is a small timber decked garden and 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 (73/87)

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](http://cheshireeast.gov.uk/gardenbin)

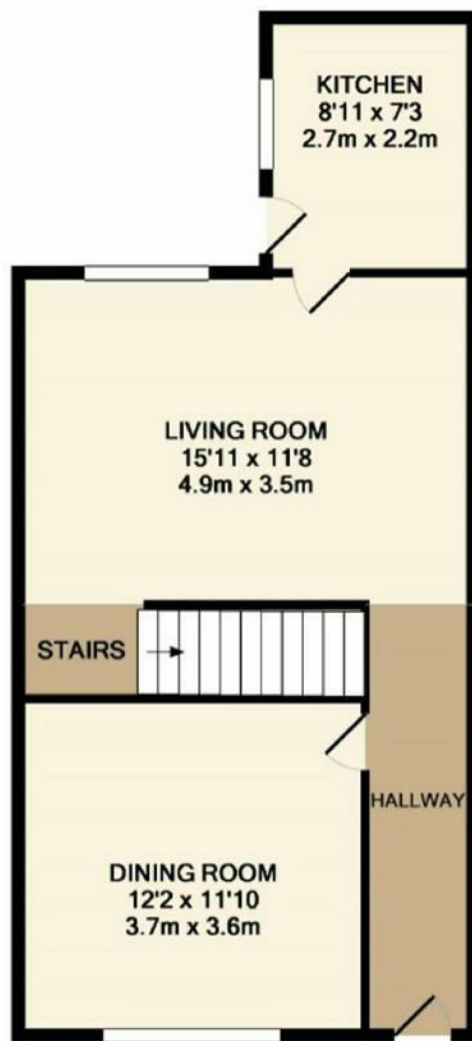
Broadband providers - Openreach and Virgin Media. You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for EE and Three

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 490 SQ.FT.  
(45.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 489 SQ.FT.  
(45.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 979 SQ.FT. (91.0 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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