



3 Broomfield Close, Wilmslow, Cheshire, SK9 2NL

*mosley jarman*

3 Broomfield Close, Wilmslow, Cheshire, SK9 2NL

**£1,350 Per Calendar Month**

- Quiet cul-de-sac location forming part of the 'Summerfield Estate'
- Three bedrooms
- Double glazed, gas fired central heating and alarmed
- Sought after location
- Re-fitted dining kitchen with integrated appliances
- Driveway and attractive private south westerly facing rear garden
- EPC rating D
- Council Tax: Band C (Cheshire East)





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A three-bedroom semi-detached home which forms part of the popular Summerfields Estate. The property is conveniently located close to the A34 by-pass for access to Manchester City Centre, the local and national motorway networks and Manchester Airport. Double glazed (with fitted plantation shutters and blinds), warmed by gas fired central heating run by a Worcester Bosch combination boiler. The accommodation reveals; an enclosed porch (with recessed cloaks/shoe cupboard), spacious open plan reception room with dual aspect and Karndean flooring which has a lounge area (with bay window and inset living flame gas fire with timber surround and granite hearth) and a dining kitchen (re-fitted with modern white high gloss handleless units, large breakfast bar, a range of integral Gorenje appliances that include a double oven, five burner gas hob with stainless steel splash back, extractor canopy, dishwasher, integrated fridge freezer and washing machine. French doors open to the rear garden). Landing (with loft access hatch and airing cupboard), main bedroom, two further bedrooms (one with fitted wardrobe) and a bathroom (fitted with modern white sanitary ware that includes a bath with glass shower screen and Mira Moto thermostatic shower fittings over and a chrome ladder radiator). A driveway to the front provides off road parking for two cars. To the rear there is a private garden which enjoys a south westerly aspect and is laid mainly to lawn with a timber decking area. Timber shed and cold-water tap. UNFURNISHED. AVAILABLE: 16th AUGUST 2024.

**IMPORTANT INFORMATION**

Parking - Off road parking for two cars on driveway to the front of the property

Heating - Gas central heating

EPC Grade: D (57/73)

Council Tax Band: C (Cheshire East)

Mains: Gas, Electric, Water

Flood Risk: Very low risk of flooding.

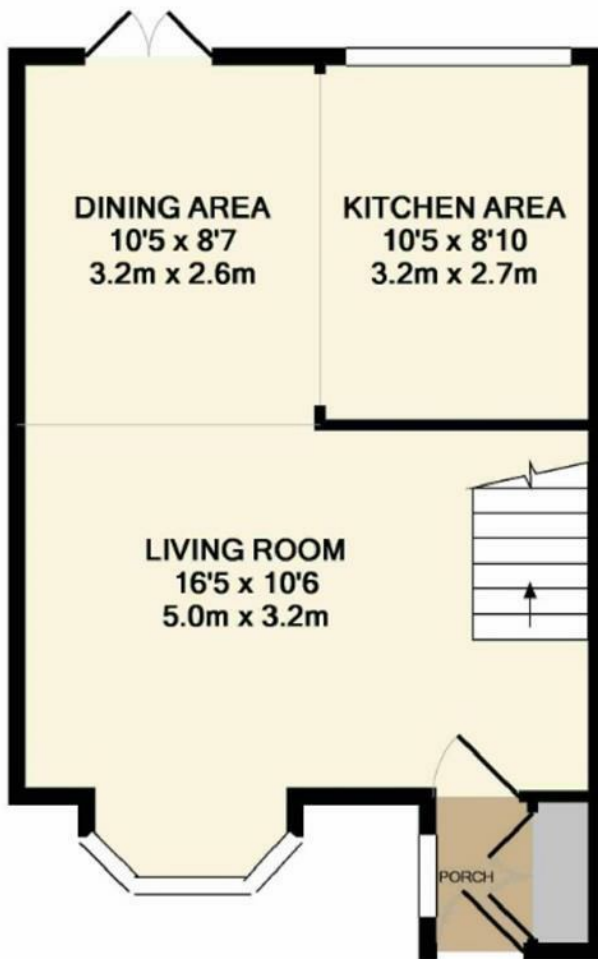
Refuse - Cheshire East Council operate a chargeable garden waste disposal service. For full details please visit [cheshireeast.gov.uk/gardenbin](http://cheshireeast.gov.uk/gardenbin)

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

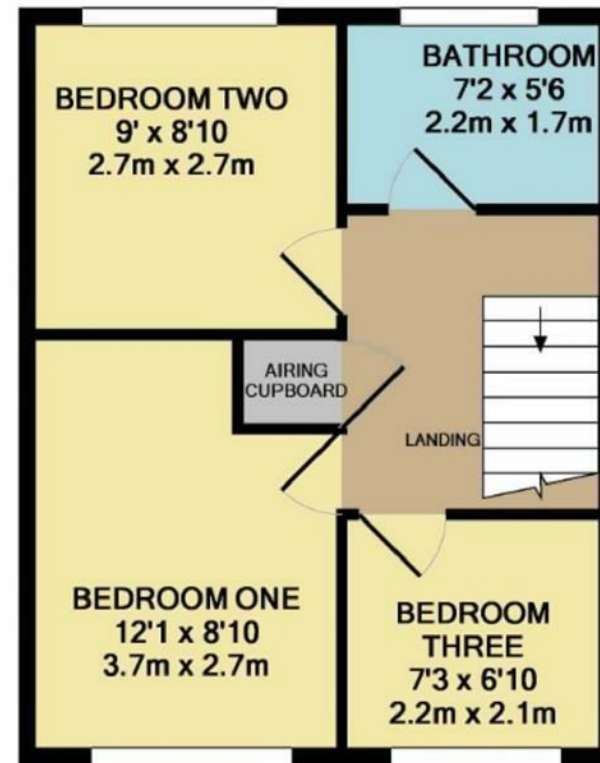
Mobile providers - Likely coverage by O2, and Vodafone. Limited coverage by EE, and Three

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





GROUND FLOOR  
APPROX. FLOOR  
AREA 379 SQ.FT.  
(35.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 345 SQ.FT.  
(32.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 724 SQ.FT. (67.2 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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