



19 Cumber Lane, Wilmslow, Cheshire, SK9 6DX

*mosley jarman*

19 Cumber Lane, Wilmslow, Cheshire, SK9 6DX

**£1,450 Per Calendar Month**

- Middle-terrace home
- Sought after residential location
- Extended accommodation to the ground floor
- Delightful landscaped gardens to the rear
- Parking for two cars to the front
- Two double bedrooms
- Superbly fitted family kitchen
- Modern fitted bathroom with shower over the bath
- Ideal for young family or couple alike
- EPC rating: C. Council Tax Band: C (Cheshire East)



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Enjoying extended accommodation, this middle-terrace home provides an excellent opportunity for a young family or professional couple alike. Situated in a good residential area within walking distance of local shops and within easy access of Wilmslow town centre and train station. An internal inspection will briefly reveal: Entrance hall, an open plan living room with solid fuel burner, leading through to a dining area and then into an extended kitchen area, complete with a comprehensive range of fitted units and incorporating, appliances and an induction hob. Bi-fold doors lead out on to the rear garden. There is also a utility room. On the first floor a landing leads into two double bedrooms and modern fitted bathroom with shower. To the rear are delightful landscaped gardens with decking area which leads on to a lawn garden with well stocked borders and bark chipping area. To the front a driveway provides off road parking for two cars. Gas central heating. UNFURNISHED. AVAILABLE: EARLY NOVEMBER 2024

**IMPORTANT INFORMATION**

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

Heating - Gas central heating

EPC Grade: C (73/86)

Council Tax Band: C (Cheshire East)

Mains: Gas, Electric, Water

Flood Risk: Very low risk of flooding.

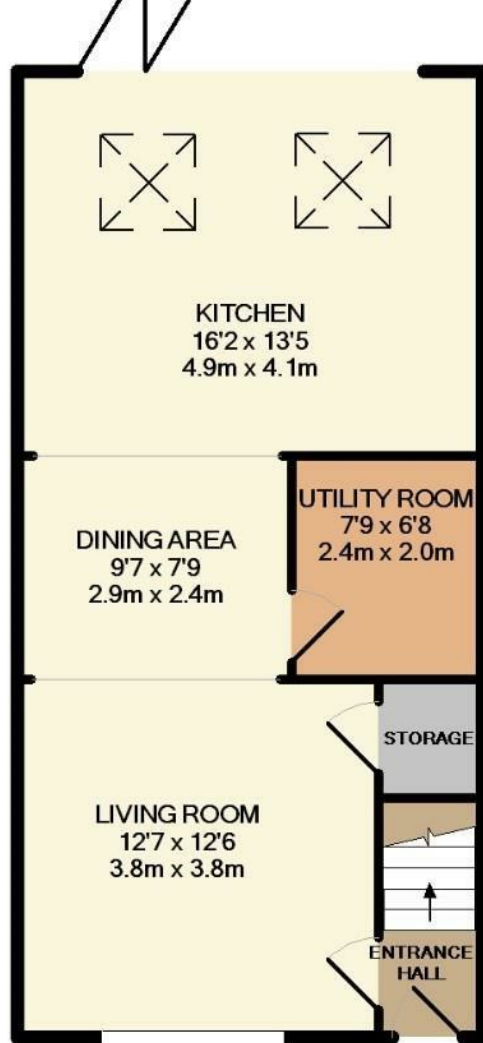
Refuse - Cheshire East Council operate a chargeable garden waste disposal service. For full details please visit [cheshireeast.gov.uk/gardenbin](http://cheshireeast.gov.uk/gardenbin)

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

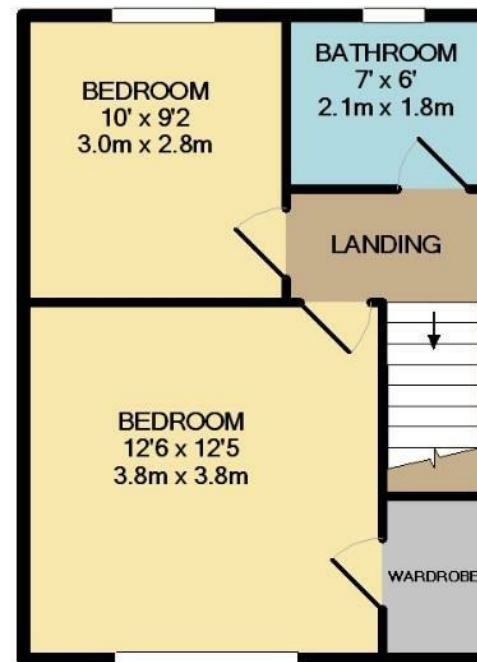
Mobile providers - Limited coverage by Three and Vodafone. Likely coverage by EE

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





GROUND FLOOR  
APPROX. FLOOR  
AREA 543 SQ.FT.  
(50.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 362 SQ.FT.  
(33.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 905 SQ.FT. (84.1 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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