



14 Ashley Road, Wilmslow, SK9 4DT

*mosley jarman* &

14 Ashley Road, Wilmslow, SK9 4DT

**£1,350 Per Calendar Month**

- Well-appointed terraced home
- Gas central heating and double-glazing
- Modern fitted kitchen
- Attractive dual aspect living room
- Three generous sized bedrooms
- Modern bathroom with shower unit over the bath
- Driveway to the front providing off road parking
- Enclosed garden to the rear
- EPC rating: C
- Council Tax band: B (Cheshire East)





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Providing generous sized accommodation over two levels, an internal inspection will briefly reveal: Entrance hall, an attractive light and airy living room. A fitted kitchen offers a range of modern unit. On the first floor a landing opens in to three bedrooms and modern fitted bathroom with shower unit over the bath. Gas central heating and double-glazing. To the front is a paved driveway providing off road parking. To the rear is a patio area that leads on to a lawn garden which is enclosed. UNFURNISHED. AVAILABLE: 2nd JANUARY 2025

#### IMPORTANT INFORMATION

Parking: Off road parking to the front of the property.

Heating: Gas

Mains: Gas, Electric, Water

EPC Rating: C (71/85)

Council Tax Band: B (Cheshire East)

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)

Flood Risk - Low Risk (Surface water).

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

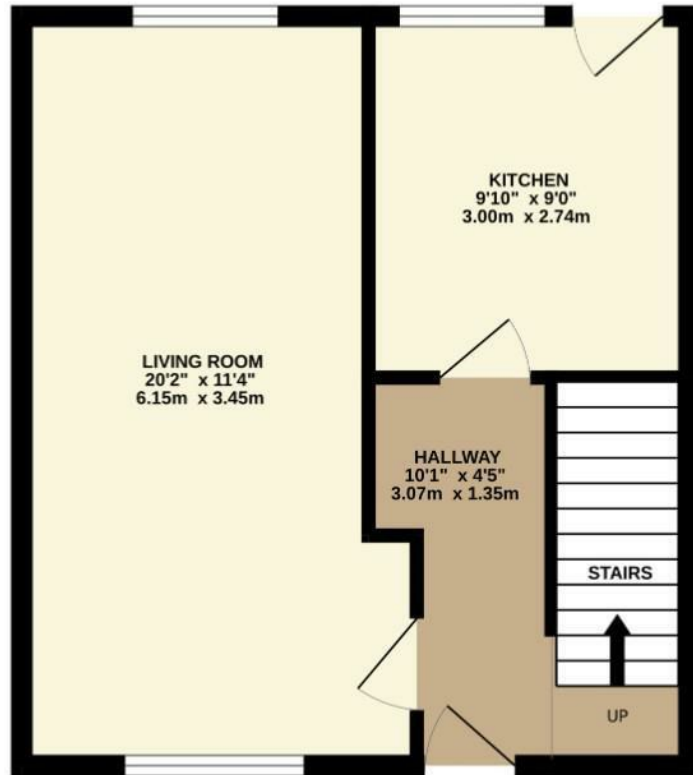
Mobile providers - Likely coverage by EE. Limited coverage by Three, O2 and Vodafone

\*\*Information provided by Ofcom checker.

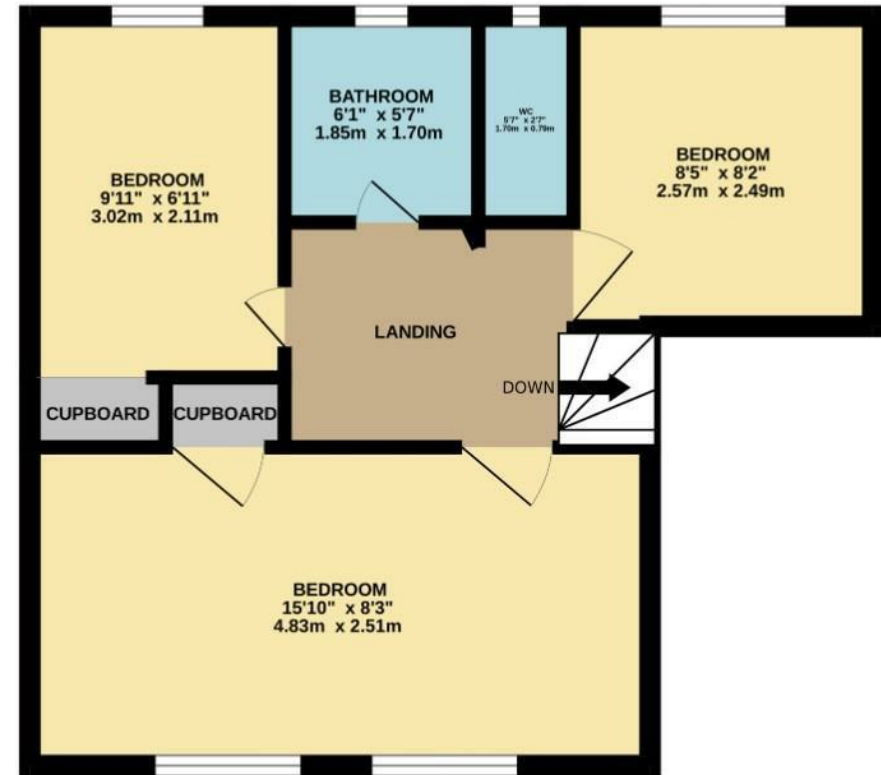
The information isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential tenants to do their own checks before committing to let the property.



GROUND FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



1ST FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 767 sq.ft. (71.2 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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