



6 Lyndhurst Close, Wilmslow, Cheshire, SK9 6DE

mosley jarman

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£2,000 Per Calendar Month

- Deceptively spacious link-detached family home
- Sought after cul-de-sac location
- Gas central heating & double-glazing
- Impressive living room measuring 24' x 21'
- Quality fitted kitchen. Four bedrooms
- Fitted bathroom with shower unit over the bath
- Tandem garage extending to 31' in length
- Driveway to front. Enclosed gardens to the rear
- Catchment for Ashdene Primary School
- EPC Rating: C. Council Tax Band: E





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Enjoying a cul-de-sac position within the sought after South West area in Wilmslow, this link-detached home provides deceptive and well-appointed family accommodation. Arranged over two levels and once inside, the property reveals: Entrance porch with a downstairs WC. You then go through in to a fabulous L-shaped entertaining room (living room) which offers a light and airy space with Bi-fold doors leading to the rear garden. A modern fitted kitchen provides a comprehensive range of fitted units complete with appliances. On the first floor the landing provides access to FOUR bedrooms (three of which provide wardrobes) and a family bathroom with shower unit above the bath. Gas central heating and double-glazing. Outside to the front a driveway provides off the road parking for two cars and leads up to an attached tandem garage, which extends to over 31' in length. The rear garden is enclosed. UNFURNISHED (with the exception of an L-shaped sofa). AVAILABLE: 1st APRIL 2025

IMPORTANT INFORMATION

Parking: Drive to front provides parking for two cars. There is also a tandem garage

Heating: Gas

Mains: Gas, Electric, Water

EPC Rating: C (70/83)

Council Tax Band: E (Cheshire East)

Flood Risk - Low Risk (Surface water).

Refuse - Cheshire East Council operate a chargeable garden waste disposal service. For full details please visit 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

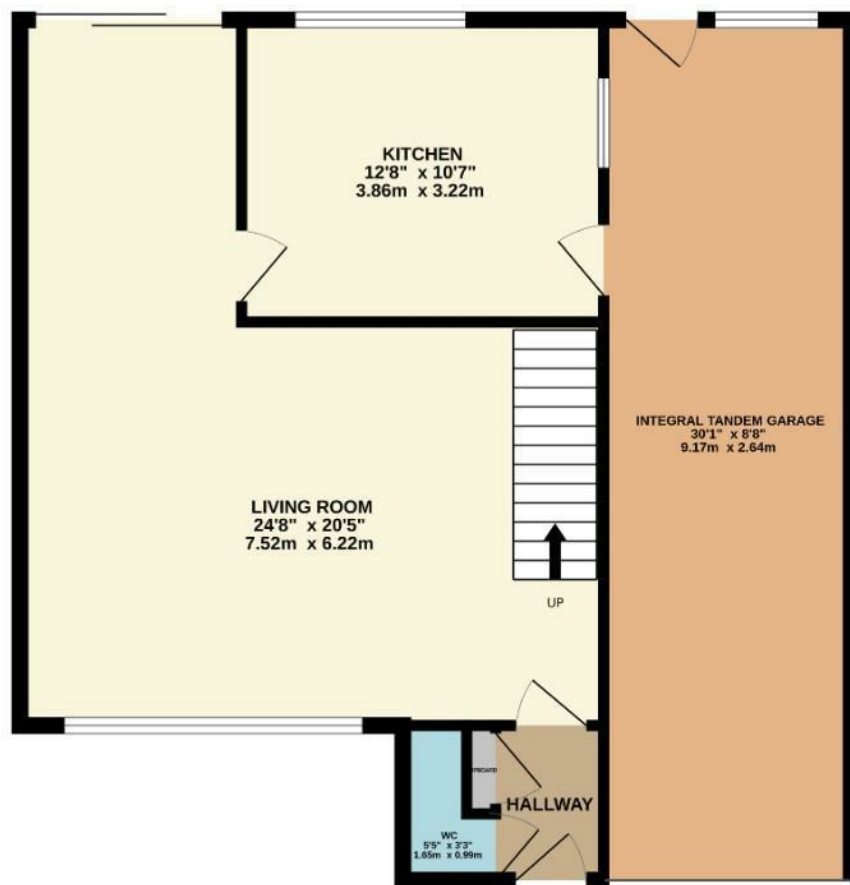
Mobile providers - Limited coverage by Three, and Vodafone. Likely coverage by EE

**Information provided by Ofcom checker.

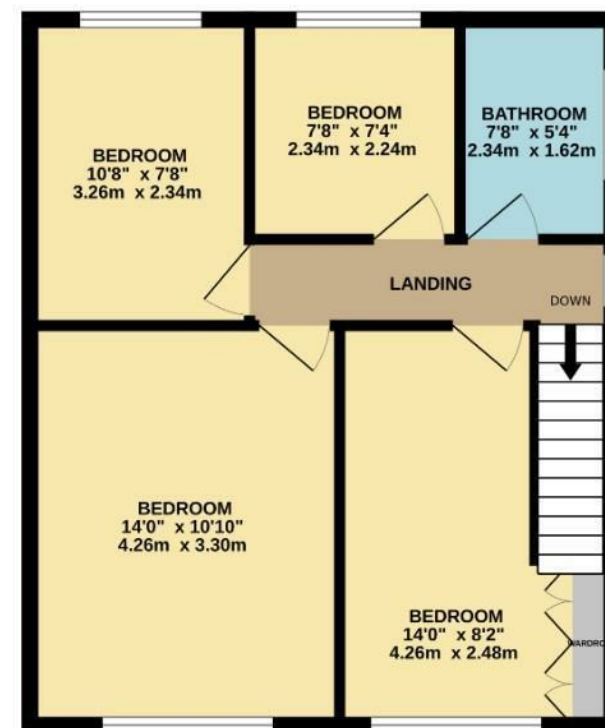
The information isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential tenants to do their own checks before committing to let the property.



GROUND FLOOR
802 sq.ft. (74.5 sq.m.) approx.



1ST FLOOR
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 1304 sq.ft. (121.1 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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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.

