



4 Kingsley Avenue, Wilmslow, SK9 4EN

mosley jarman

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£2,450 Per Calendar Month

- Heating - Gas central heating
- Mains - Gas, electric, water and drainage
- EPC rating - TBC
- Council Tax Band - F (Cheshire East)
- Refuse - Cheshire East Council operate a chargeable garden waste disposal service. Visit cheshireeast.gov.uk/gardenbin
- **Flood risk - Very Low (Surface water)
- Water Meter - TBC
- *Broadband - 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 - Limited coverage by Vodafone, Three, and O2. Likely coverage by EE
- * Information provided by Ofcom checker and isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to renting the property. ** Information provided by GOV.UK





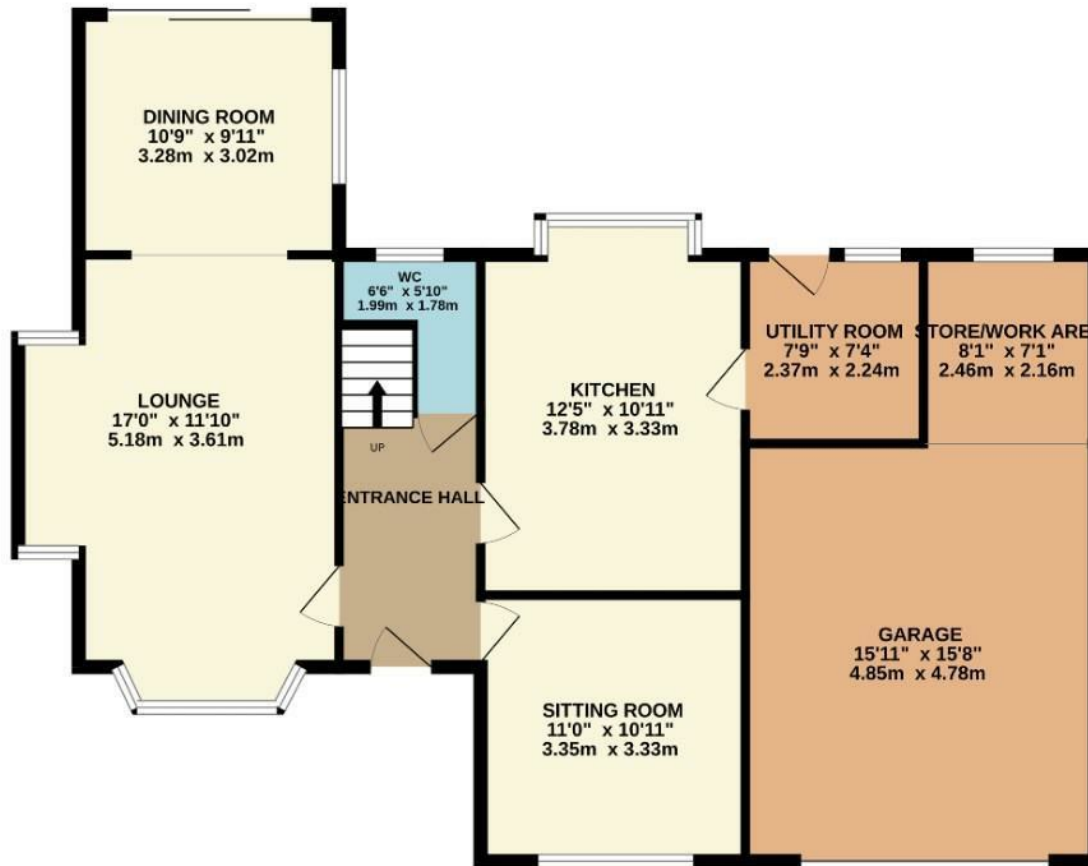
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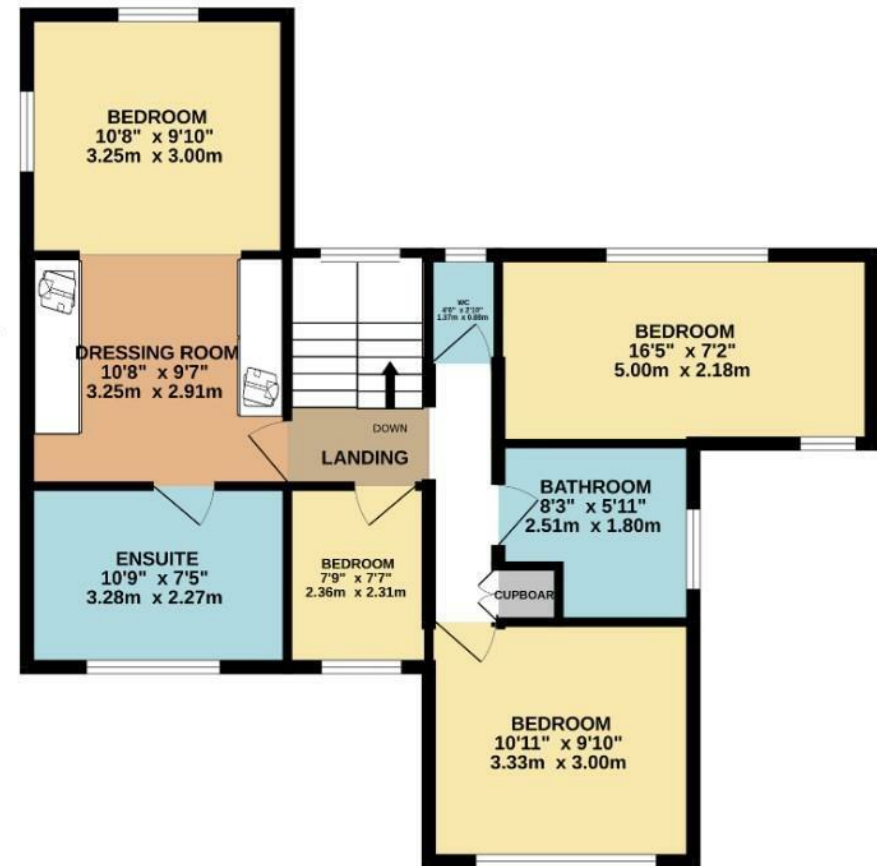
Situated in this well-regarded location in Wilmslow, this delightful small and friendly cul-de-sac is perfect for families. It offers easy access into Wilmslow being within easy walking distance to local amenities, the train station and outstanding good schools. Manchester Airport is a short driveway away along with excellent commuter links to motorway networks. On a corner plot and set over two floors, the extended accommodation briefly comprises, Entrance hall with downstairs wc, open-plan living room / dining room, which is an excellent sized entertaining space and offers sliding doors on to the garden patio area. There is a separate sitting room, kitchen with breakfast bar and a good range of storage units leading to a utility room and access to a double garage with roller door. On the first floor the landing gives access to the master bedroom with dressing area featuring ample wardrobe space and ensuite with bath and separate shower. There are three further bedrooms and a family bathroom. Gas central heating and double-glazing. Outside the property benefits from its position on the cul-de-sac with private off-road parking for 2/3 cars. The mature rear garden is private and laid mainly to lawn with lovely planted beds, two patio areas and a greenhouse. UNFURNISHED. AVAILABLE: IMMEDIATELY



GROUND FLOOR
1066 sq.ft. (99.0 sq.m.) approx.



1ST FLOOR
689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA : 1755 sq.ft. (163.0 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.

