



34 Chamberlain Drive, Wilmslow, Cheshire, SK9 2SN

mosley jarman

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£1,995 Per Calendar Month

- Heating - Gas central heating
- Mains - Gas, electric, water and drainage
- EPC rating - C (74/84)
- Council Tax Band - E (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. 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 EE, and O2. Likely coverage by Vodafone
- * 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 purchase. ** Information provided by GOV.UK





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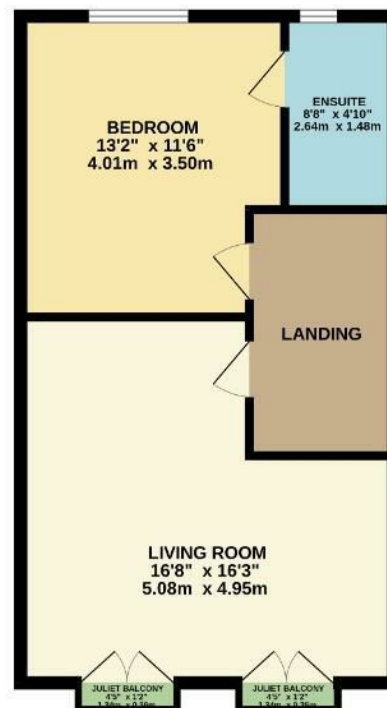
A stylishly presented and spacious four bedroom, two bathroom (one en-suite) three storey townhouse which forms part of a modern purpose built development constructed by Jones Homes. The property is situated in a convenient location to local supermarkets and the A34 bypass which gives ease for commuting. The property is heated by a combination boiler and is double glazed throughout. The accommodation includes; large hall, downstairs w.c, dining kitchen with French doors leading through to a conservatory, landing, spacious living room (with two sets of French doors with Juliet balconies opening to the front), master bedroom with contemporary en-suite shower room, three further bedrooms (three double) and a main bathroom. To the front of the property there is a driveway which leads to an integral garage and to the rear of the property there is well maintained, mainly laid to lawn private garden which is not overlooked. AVAILABLE: IMMEDIATELY. UNFURNISHED



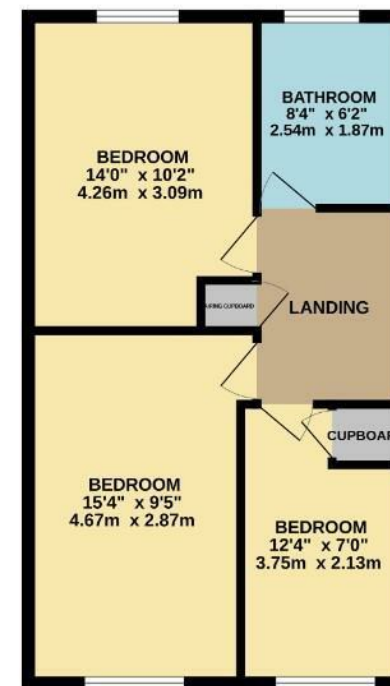
GROUND FLOOR
573 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR
492 sq.ft. (45.7 sq.m.) approx.



2ND FLOOR
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 1558 sq.ft. (144.7 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.

