



21 Primrose Way, Wilmslow, Cheshire, SK9 4EF

mosley jarman

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£2,600 Per Calendar Month

- Heating - Gas central heating
- Mains - Gas, electric, water and drainage
- EPC rating - B (86/95)
- 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, 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 EE, Three, 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 tenants to do their own checks before committing to renting the property. ** Information provided by GOV.UK



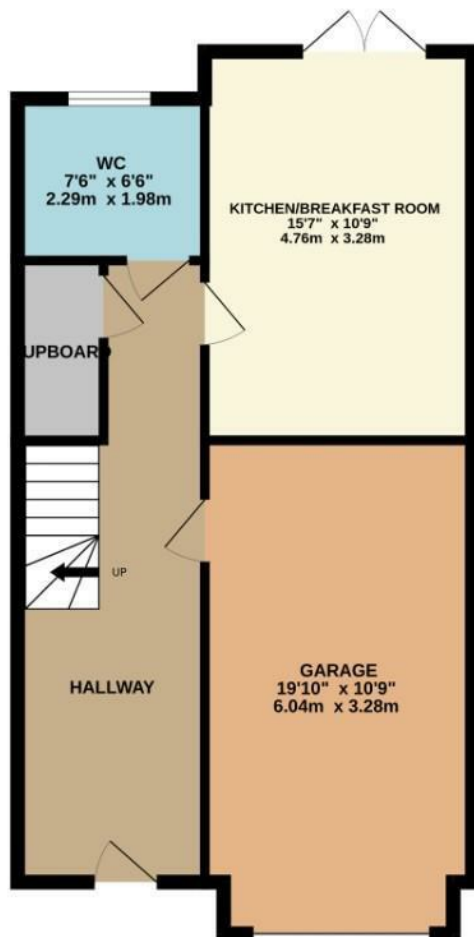
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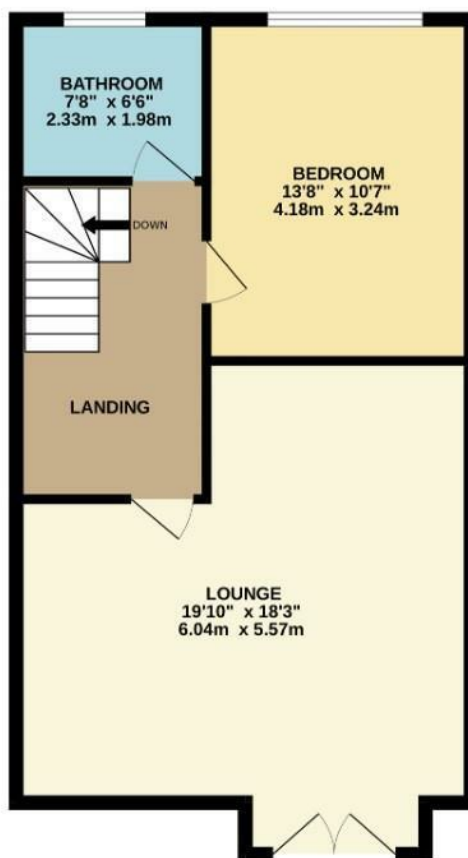
Constructed in 2022 by David Wilson Homes, and presented to a high standard, this four bedroom, three storey townhouse offers spacious and versatile modern family accommodation. An internal inspection will reveal a spacious hallway with access to the integral garage.. The hallway leads into the impressive contemporary breakfast kitchen, with integrated Electrolux appliances, full height fridge freezer, gas hob, dishwasher, and washing machine. French doors to the rear of the kitchen open up to the rear garden plot. Next to the kitchen is the downstairs cloakroom and understairs storage cupboard. To the first floor landing is the light and spacious living room which opens up onto a Juliet balcony. To the rear of the landing is a double bedroom and the family bathroom with a shower unit over the bath. On the top floor there is the impressive principal bedroom, complete with ensuite shower room and French doors leading a balcony. Directly next to the principal bedroom is a third double bedroom with a skylight. The top floor is completed by a single fourth bedroom across from a separate study, providing a great working space. Externally to the rear of the property is the enclosed rear garden with paved patio area and lawn. To the front of the property, there is a tarmac driveway with parking for one car and an EV charging point. UNFURNISHED. AVAILABLE: IMMEDIATELY



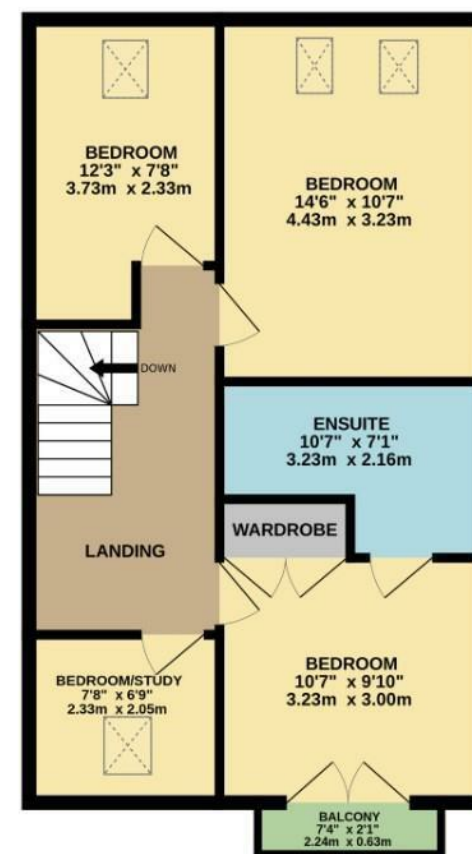
GROUND FLOOR
614 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR
589 sq.ft. (54.7 sq.m.) approx.



2ND FLOOR
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 1777 sq.ft. (165.1 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.

