



62 Lacey Green, Wilmslow, Cheshire, SK9 4BG

mosley jarman

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£1,595 Per Calendar Month

- Heating - Gas central heating
- Mains - Gas, electric, water and drainage
- EPC rating - D (65/74)
- Council Tax Band - C (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 a tenancy. ** Information provided by GOV.UK



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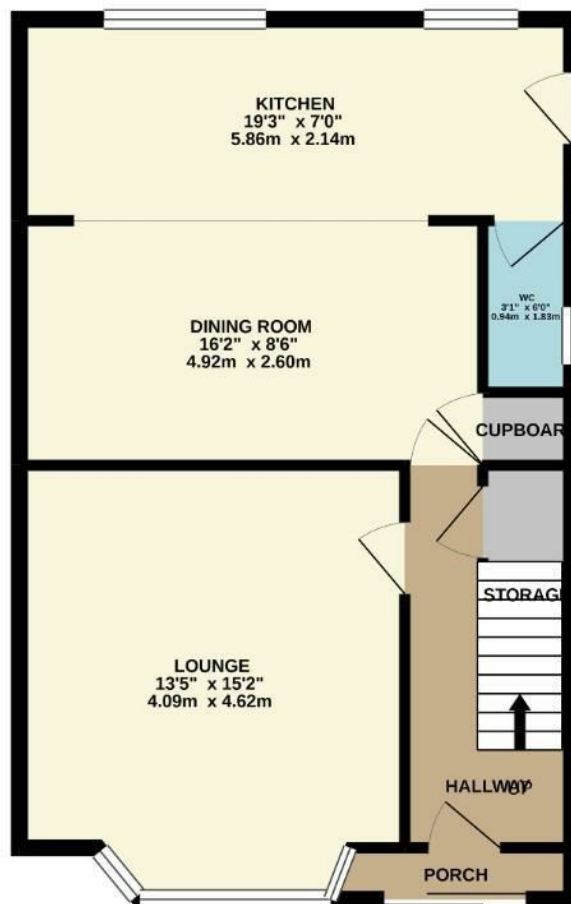
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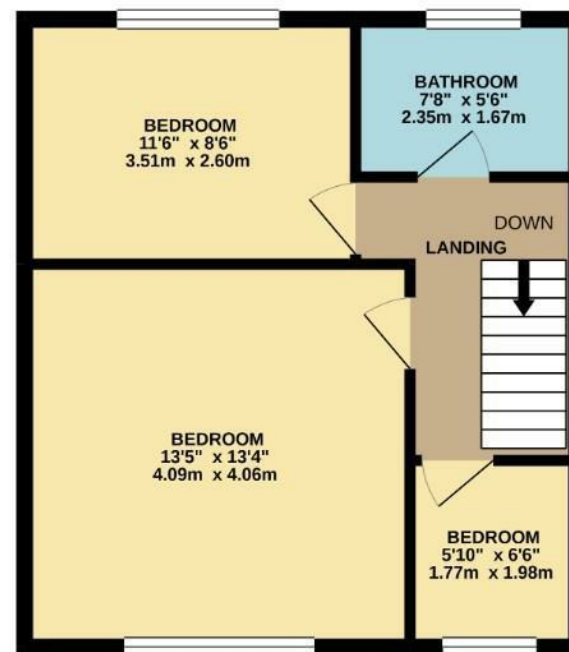
This delightful semi-detached family home is located north of Wilmslow town centre yet within walking distance of the train station and Carrs Park and only a short drive to Manchester International Airport. Enjoying refurbished accommodation throughout over two levels, this spacious property boasts a large fully enclosed garden and a good sized tandem garage and carport. Internally the accommodation briefly reveals: Entrance porch, entrance hall, spacious lounge, spacious dining kitchen with appliances, in addition to a rear utility room and downstairs WC. To the first floor there are two double bedrooms (one with fitted wardrobes), and a third single bedroom. There is also a refitted family bathroom complete with shower over the bath. Enclosed sunny rear garden, detached double length garage with electric up an over door, carport, and a driveway providing off road parking for several vehicles. UNFURNISHED. AVAILABLE: IMMEDIATELY



GROUND FLOOR
584 sq.ft. (54.2 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 1004 sq.ft. (93.3 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.

