2 Mosswood Road, Wilmslow, SK9 2DR

mosley jarman

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£1,395 Per Calendar Month

- Heating - Gas central heating
- Mains - Gas, electric, water and drainage
- EPC rating - D (66/74)
- 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)
- *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 O2, and Three. Likely coverage by EE, and 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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A semi-detached home built of attractive Cheshire Brick' elevations situated in a popular cul-de-sac location close to local shops and near to the A34 by-pass for access to Manchester City Centre, local and national motorway networks and Manchester Airport. The accommodation includes an entrance vestibule, spacious living room to the front, a dining kitchen to the rear (fitted with modern units). On the first floor, a landing provides access to two double bedrooms (one with recessed cupboard) and a re-fitted bathroom with modern white sanitary ware and shower over the bath and glazed shower screen. There is private off road parking to the side. A timber gate provides access to the rear which is fully enclosed. UNFURNISHED. AVAILABLE: 5th of January 2026

GROUND FLOOR
311 sq.ft. (28.9 sq.m.) approx.

1ST FLOOR
284 sq.ft. (26.4 sq.m.) approx.

TOTAL FLOOR AREA : 595 sq.ft. (55.2 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.