

TO BE LET PART FURNISHED

AN IMPRESSIVELY PRESENTED TWO BEDROOMED MEWS HOME WITH A LOVELY SOUTH FACING REAR GARDEN ON A SMALL LEAFY CUL DE SAC WITHIN THIS POPULAR DEVELOPMENT IN EASY REACH OF AMENITIES



9 BARFORD DRIVE, WILMSLOW, CHESHIRE SK9 2GB

£1,300 pcm

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This attractive mews house was built by Jones Homes to the 'Villas' design and is set on a small leafy cul de sac within this popular development.

The accommodation within the house is well balanced and proportioned for ease of management. An open plan living and dining area features at ground floor level, passing through the house leading to patio doors opening into the delightful rear garden. The large master bedroom to the front and the second bedroom at the rear both have pleasant outlooks.

The gardens are a lovely feature of this property, with that to the rear set out with a patio area, lawn, and specimen trees. There is also off road parking space to the front for up to three vehicles.

The house is situated just to the north of the centre of Wilmslow, and has local shops within walking distance. Wilmslow town centre offers comprehensive shopping facilities plus a mainline rail station. Manchester Airport and the M56 are within easy reach.

There is full gas fired central heating throughout the accommodation which comprises in more detail:-

GROUND FLOOR:

PORCH/HALL

LOUNGE/DINER 24'11" x 13'9" (7.61m x 4.11m) Television point. Understairs storage cupboard. Central heating radiators. Double glazed sliding patio door.

KITCHEN 8" x 6'9" (2.45m x 2.07m) Fitted with white units to floor and wall with worktops incorporating white Asterite sink and drainer. Fridge/freezer, dishwasher, gas cooker with hood. Washing machine. Wall mounted gas fired combi boiler. Central heating radiator.

Stairs from the Lounge lead to:

FIRST FLOOR:

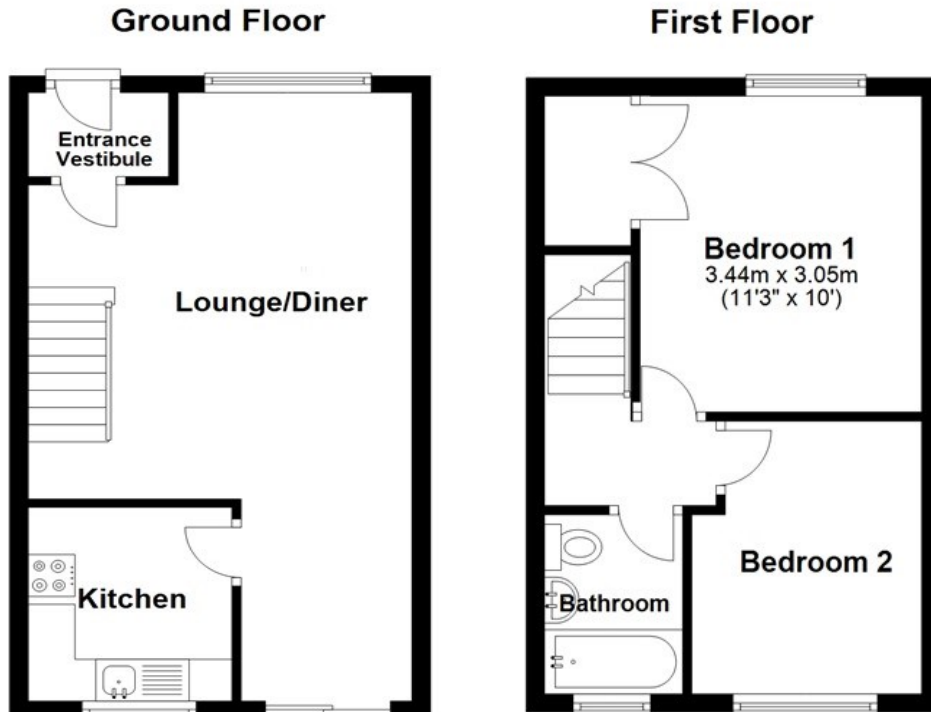
LANDING

BEDROOM NO.1 11'3" x 10'2" (3.43m x 3.09m) Deep built in wardrobe. Central heating radiator.

BEDROOM NO.2 9'10" x 7'8" (3.00m x 2.34m) Central heating radiator.

BATHROOM/WC Panelled bath with thermostatic shower, pedestal washbasin, and WC. Central heating radiator.

- OUTSIDE:** Parking to the front, private garden to the rear with lawn, patio and borders.
- SERVICES:** All mains services are connected.
- COUNCIL TAX BANDING:** 'B'
- AVAILABILITY:** Subject to the usual references the property is available for a minimum of 12 months or longer by arrangement.
- TENANCY INFORMATION:** In accordance with the Tenants Fee Act 2019 information relating to Permitted Payments and Tenant Protection can be found on our website www.michael-hart.co.uk.
- RENT:** £1,300 pcm to include garden maintenance
- VIEWING:** By appointment with the AGENTS Michael Hart & Company.
- DIRECTIONS:** From Wilmslow town centre travel north along the B5166 Manchester Road and after three quarters of a mile turn right at the 'Bluebell Garage' traffic lights onto Dean Row Road. Turn right after 400m into 'The Villas' and bear right onto Alveston Drive. Barford Drive is the first turning on the right.
- ENERGY RATING:**
- FLOOR PLANS:**



SURVEYS AND VALUATIONS

Should you require a Valuation, RICS Homebuyers Survey and Valuation, or a full Building Survey for a property that you are buying, please contact Andrew Hart (01625 575578). We will be pleased to provide a quotation and offer advice on the different levels of valuation/survey available. (Please note that we are unable to provide this service for properties being offered for sale through our agency).

Please take note of these points

No tests of any appliances or fittings held with the property offered for sale have been made. Purchasers should satisfy themselves as to the suitability or workability of these. The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract. Neither Michael Hart & Co Ltd. nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact, and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

