



## Park Road, Wilmslow

Wilmslow, Cheshire, SK9 5BT

£1,450 PCM

- Period terrace
- Lounge
- Conservatory
- Single bedroom with views
- Contemporary bathroom
- Close to town centre
- Kitchen / breakfast room
- Double bedroom
- Spacious loft
- Pretty garden



## PROPERTY SUMMARY

This fantastic period cottage which enjoys a superb location within a short walk from Wilmslow town center shops, restaurants and train station. The property benefits from a spacious loft. The rear garden backs onto the spacious green of the Wilmslow Carnival Fields. The property comprises: Lounge; modern fitted kitchen; spacious sun room/ office space. Stairs to first floor: Double bedroom; single bedroom; access to the loft via ladder stairs from the second bedroom. Externally, there is off-road parking to the front of the property and a lovely garden with own gate access to the Carnival Fields; patio area. Garden maintenance included. Offered Unfurnished. EPC Rating D. Council Tax Band C

2



1



2









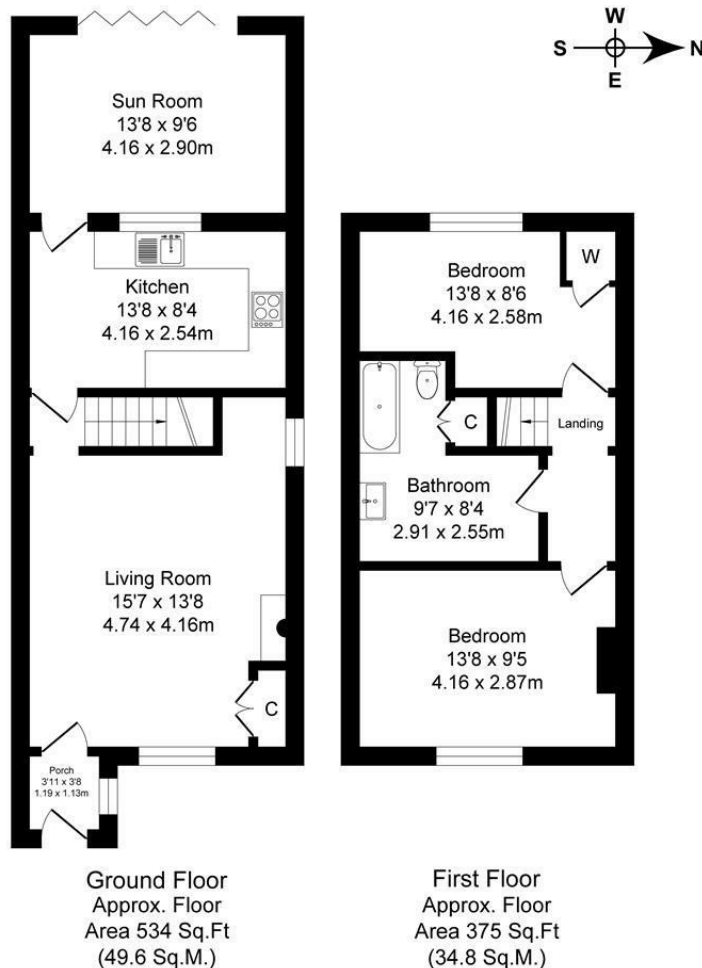




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Total Approx. Floor Area 909 Sq.ft. (84.4 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



**Council Tax Band:**

Tax Band C

**Tenure:**

**Local Authority:**

Cheshire East Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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