



40 Alveston Drive, Wilmslow - SK9 2GA

mosley jarman *M*

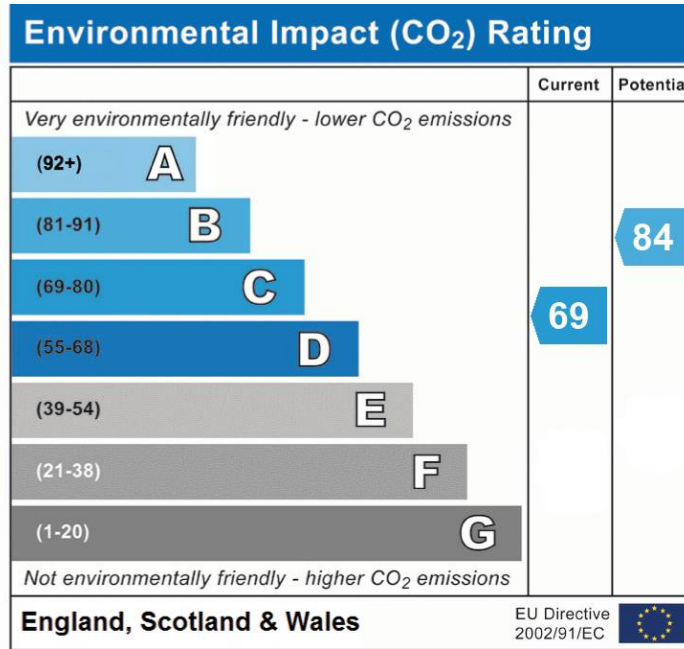
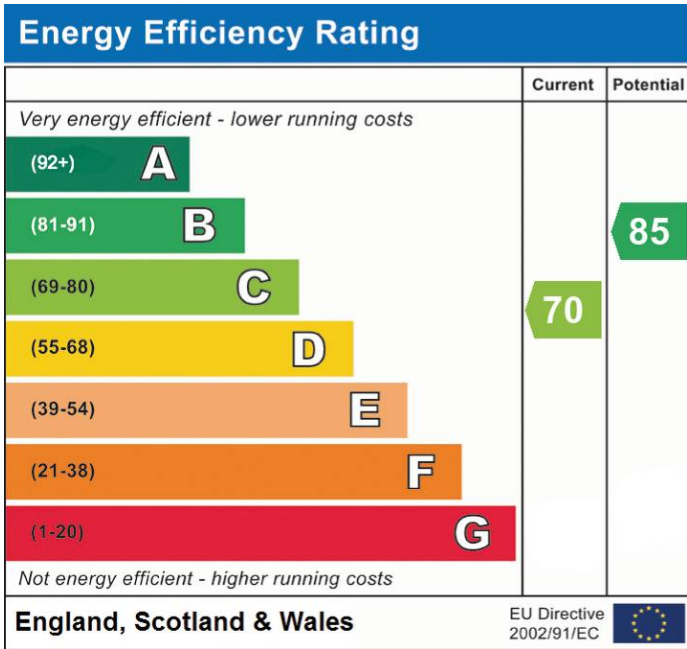
40 Alveston Drive

Wilmslow

Modern two double bedroom end mews home with parking, low maintenance garden, conservatory and unfurnished. Great location for A34, airport and motorways.

A stylish two double bedroom modern end of mews home which occupies a convenient location on the popular 'Villa's' development built by Jones Homes. The development is conveniently positioned for access to the A34 by-pass, Manchester Airport and the local motorway network. The property has double glazing throughout and gas fired central heating. There is off road parking to the rear along with a good sized, low maintenance garden. The accommodation includes; an entrance porch, spacious living room (bay window to front aspect and stairs to first floor), dining room, conservatory and kitchen. To the first floor there is a landing, two double bedrooms (one with recessed double wardrobe) and a bathroom with shower unit above the bath. UNFURNISHED, AVAILABLE: 1st OCTOBER 2026



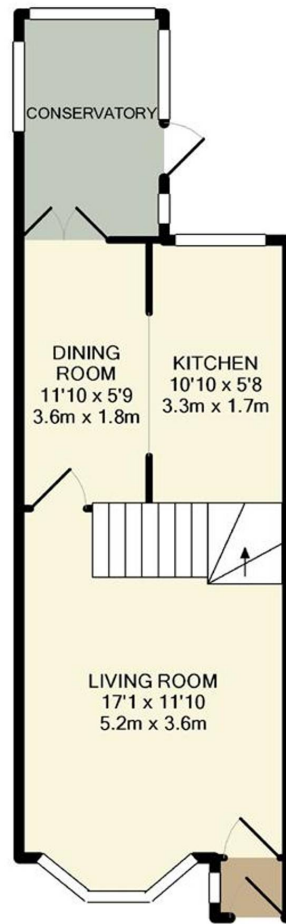


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- EPC rating - C (70/85)
- *Mobile - Limited coverage by O2. Likely coverage by EE, Three, and Vodafone
- * Information provided by Ofcom checker and isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential tenants to do their own checks before committing to a tenancy. ** Information provided by GOV.UK
- Refuse - Cheshire East Council operate a chargeable garden waste disposal service. Visit cheshireeast.gov.uk/gardenbin
- Water Meter - TBC
- Mains - Gas, electric, water and drainage
- **Flood risk - Very Low (Surface water)
- Heating - Gas central heating
- Council Tax Band - C (Cheshire East)
- *Broadband - Openreach. You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for EE, and Three



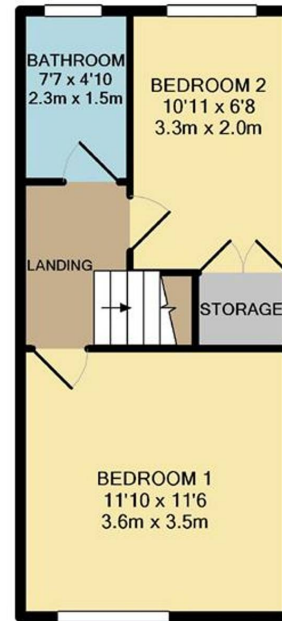


GROUND FLOOR
APPROX. FLOOR
AREA 403 SQ.FT.
(37.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 719 SQ.FT. (66.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR
APPROX. FLOOR
AREA 316 SQ.FT.
(29.4 SQ.M.)

Mosley Jarman

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The Agent has not tested any fixtures, fittings, equipment, or services and cannot confirm they are in working order. Property details are provided by the vendor, and the Agent accepts no liability for errors. A purchase through the agency will incur an administration fee covering Anti-Money Laundering (AML) checks, identity verification, and ongoing compliance monitoring.