



Two Pins, Hall Road, Wilmslow - SK9 5BW

*mosley jarman* *M*

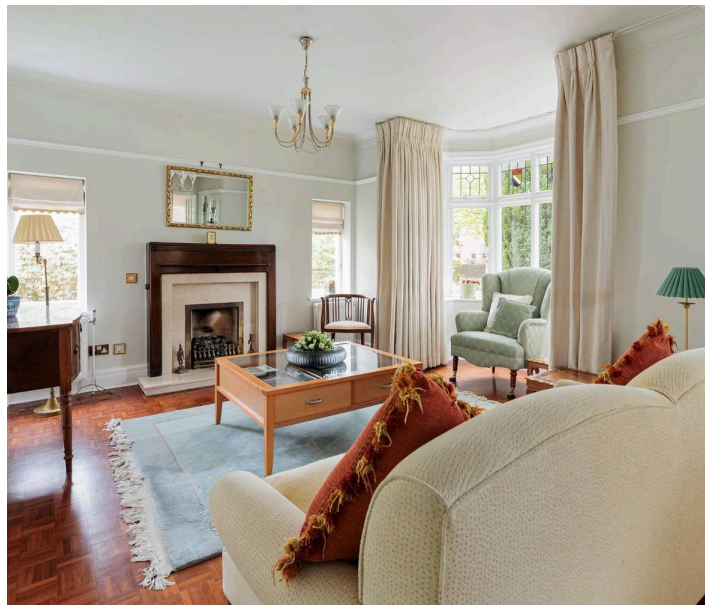


# Two Pins, Hall Road

Wilmslow

Immaculate 1930s four-bed detached home with three receptions, modern kitchen, large bathroom, gardens, security alarm, new decor and carpets. Gardener included. Available now.

An elegant and immaculately presented bay fronted 1930's detached home. The accommodation includes an entrance hall (with understairs cloak room, parquet floor and stained glass leaded lights), living room (with bay window and sliding patio door opening to the side garden), downstairs shower room/w.c, sitting room (with dual aspect windows, living flame gas fire, picture rail and parquet flooring), dining room (with bay window with stained glass leaded lights, parquet floor and picture rail), dining kitchen (with Travertine tiled floor, fitted with wooden units, Quartz work surfaces, integrated appliances that include a Neff electric oven and grill, gas hob, microwave, dishwasher, extractor and fridge freezer. Utility cupboard with washing machine and tumble dryer. There is a set of French doors and a set of bi-folding doors that open to the rear garden as well as two Velux roof windows). The first floor reveals a landing (with loft access via a pull-down ladder. The loft has been boarded for storage), main bedroom (with dual aspect windows), three further bedrooms and a large bathroom (fitted with modern white sanitary ware which includes a corner bath, wash hand basin, bidet and a w.c. There is a separate shower enclosure with Mira Excel thermostatic fittings within. Wall hung vanity unit with mirror front and light. Ladder radiator, LED downlighting and tiled splash backs. There is a deep storage room (with a restricted ceiling height which provides excellent storage space). Double glazing and gas fired central heating. There is a security alarm installed. Gardener included in monthly rent. UNFURNISHED. AVAILABLE: IMMEDIATELY







## Two Pins, Hall Road

Wilmslow

- Highly sought after location on a private no through road with the Hawthorn Lane Conservation Area
  - Short walk of the town centre, the train station, Carrs Park and excellent schools
  - Four bedrooms and a large bathroom
  - Driveway for several cars and a detached double garage
  - Elegant and immaculately presented bay fronted 1930's detached home
  - Recently decorated and new carpets
  - Attractive, established, well-tended gardens to the front, side and rear
  - Three spacious reception rooms and a dining kitchen
- Heating - Gas central heating

EPC Grade: E (53/73)

Council Tax Band: G (Cheshire East)

Mains: Gas, Electric, Water

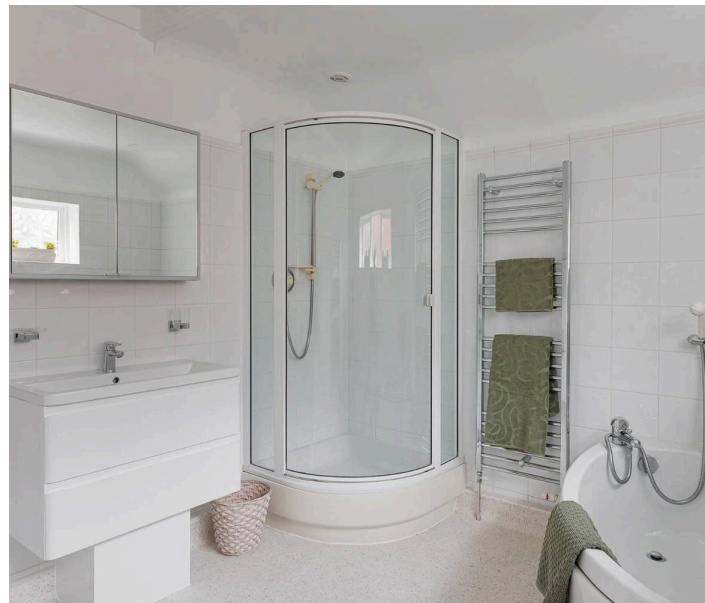
Flood Risk: Very low risk of flooding.

Broadband providers - Superfast broadband available at the property. FTTC.

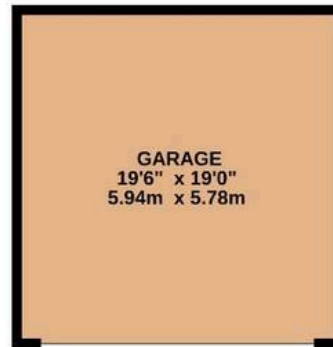
Mobile providers - Mobile coverage with all main providers

\* Information provided by [GOV.UK](https://www.gov.uk) \*\*Information provided by Ofcom checker.

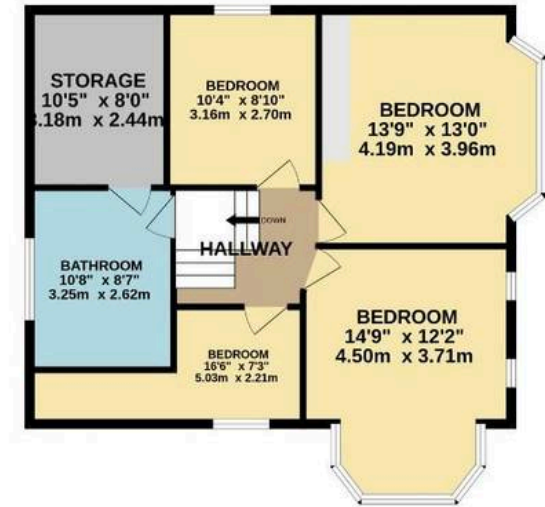
The information isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise tenants to do their own checks before committing to let the property.



GROUND FLOOR  
1293 sq.ft. (120.1 sq.m.) approx.



1ST FLOOR  
731 sq.ft. (67.9 sq.m.) approx.



TOTAL FLOOR AREA : 2024 sq.ft. (188.0 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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Mosley Jarman

Mosley Jarman, 44 Alderley Road, Wilmslow - SK9 1NY

01625444899 • wilmslow@mosleyjarman.co.uk • www.mosleyjarman.co.uk/

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.