



24 Mosswood Road, Wilmslow - SK9 2DR
£1,395 PCM

mosley jarman *M*

24 Mosswood Road

Wilmslow

A two double bedroom 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 Manches...

A two double bedroom 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, the local and national motorway networks and Manchester Airport. The well-appointed accommodation briefly reveals an entrance vestibule, living room (with bay window and new electric fire), dining kitchen (newly refitted with a quality range of units units with Fridge, freezer, dishwasher, washer/dryer, oven and hob), s and double glazed French doors open to the rear garden). On the first floor a landing (with loft access) provides access to a spacious main bedroom (with recessed storage cupboard), second double bedroom and a newly refitted bathroom. The property is both double glazed and gas centrally heated (HIVE system installed). Outside, a brick paved driveway to the front/side provides off road parking for two cars and there is a private garden to the rear with a composite decking area which leads on to an artificial lawn. There is also a timber shed and cold water tap. UNFURNISHED. AVAILABLE: IMMEDIATELY



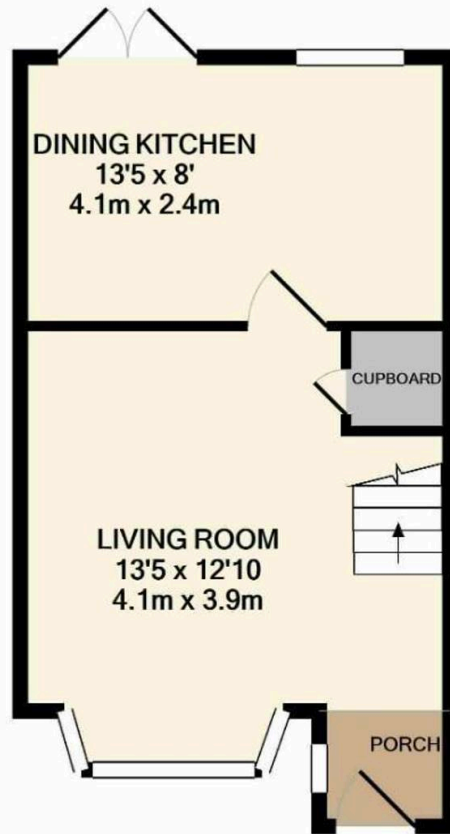


24 Mosswood Road

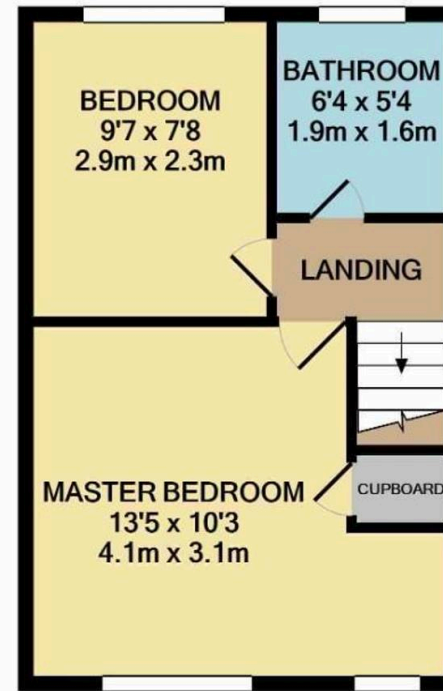
Wilmslow

- Heating - Gas central heating
- Mains - Gas, electric, water and drainage
- EPC rating - D (68/85)
- 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





GROUND FLOOR
APPROX. FLOOR
AREA 300 SQ.FT.
(27.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 279 SQ.FT.
(25.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 579 SQ.FT. (53.8 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

Made with Metropix ©2021

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.