

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**71 Bramhall Moor Lane,**  
**Hazel Grove, SK7 5BN**



**£1200pcm**

**Charming Terrace**  
**Rear Garden**  
**Two Receptions**  
**Two Double Bedrooms**  
**Traditional Features**  
**Off Road Parking**

Callaghans Estate Agents  
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Callaghans would like to welcome you to a characterful Two Bedroom mid terraced rental property offering an abundance of charm whilst benefitting from off road parking, spacious garden and two receptions. The property is situated in the heart of Hazel Grove just a short stroll to Hazel Grove Train Station, Stepping Hill Hospital and an array of local shops making it a great choice for your first home.

The property begins with a convenient vestibule, perfect for coats and shoes, which leads into a welcoming front lounge featuring a character fireplace, creating a cosy focal point to the room. To the rear, there is a separate dining room or additional living space with useful understairs storage, offering flexibility to suit your lifestyle. The dining room flows nicely into a functional kitchen with space with a freestanding gas cooker and direct access to the rear garden.

Upstairs, you'll find two generously sized double bedrooms. The master bedroom is particularly spacious, benefitting from two windows that flood the room with natural light and the tiled bathroom is fitted with a bath and overhead shower, hand wash basin, WC, and additional built-in storage.

Outside, you'll find a charming, cottage-style garden that stretches to the rear. It features a small patio area ideal for storage or seating, a raised patio perfect for outdoor dining, and a neat lawn surrounded by beautifully maintained flowering borders. There is also a right-of-access gate through the neighbour's garden for convenient bin access.

This charming property needs to be viewed to be appreciated, contact Callaghans now to arrange you viewing.

**Lounge** 10' 10" x 13' 9" (3.3m x 4.2m)

**Dining Room** 10' 10" x 11' 0" (3.3m x 3.36m)

**Kitchen** 7' 1" x 8' 6" (2.15m x 2.6m)

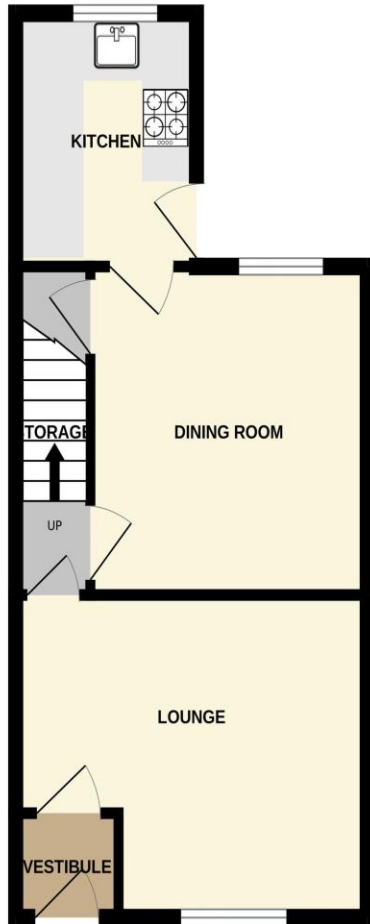
**Master bedroom** 13' 9" x 10' 10" (4.2m x 3.3m)

**Bedroom Two** 8' 10" x 10' 10" (2.68m x 3.3m)

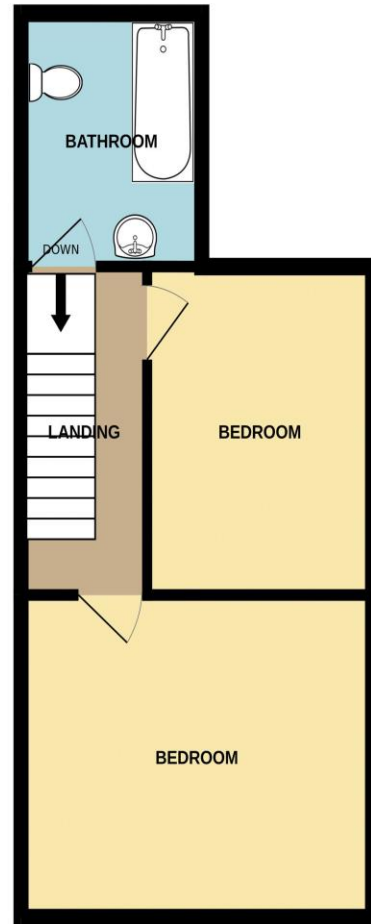
**Family Bathroom** 7' 0" x 8' 6" (2.14m x 2.6m)

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GROUND FLOOR  
362 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR  
362 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA: 725 sq.ft. (67.3 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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