



12 Gillbent Road, Cheadle Hulme, Cheshire, SK8 6NB

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12 Gillbent Road, Cheadle Hulme, Cheshire, SK8 6NB

£2,250 Per Calendar Month

- Beautifully presented and versatile three/ four bed roomed property
- Within the school catchment areas for Thorn Grove Primary School and Cheadle Hulme High School
- Off-road parking to the rear of the property
- Popular and convenient location close to local shops and restaurants
- Downstairs shower room with sink and WC
- Spacious accommodation over three floors
- Low maintenance gardens to the front and rear. Parking area to the rear within the garden
- EPC rating: E
- Council Tax band: D (Stockport)



Per Calendar

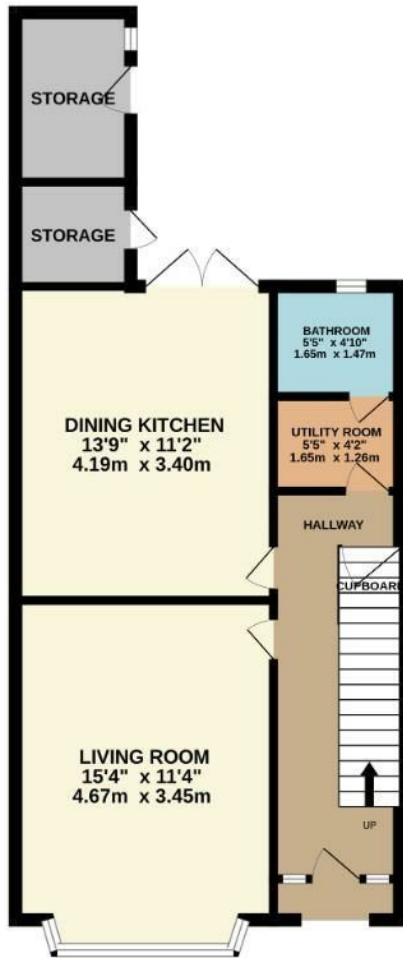


A beautifully presented semi-detached house situated in a popular location very close to a school catchment area for popular schools such as St. Mary's School. The property benefits from a modern kitchen (with combination boiler), off road parking and a double garage. Accommodation includes; entrance hall, living room with matching wall and base units and appliances, dining room, inner hallway (with storage cupboard), kitchen, bathroom, bedroom with sink and WC. To the first floor there is a contemporary family bathroom (with marble effect tiles). Further stairs lead to the second floor which has a large velux window). To the front of the property there is a driveway to the side and rear of the property. To the rear there are two outbuildings (with two outbuildings) laid partly with a gravel driveway used for off-road parking accessed via a driveway.

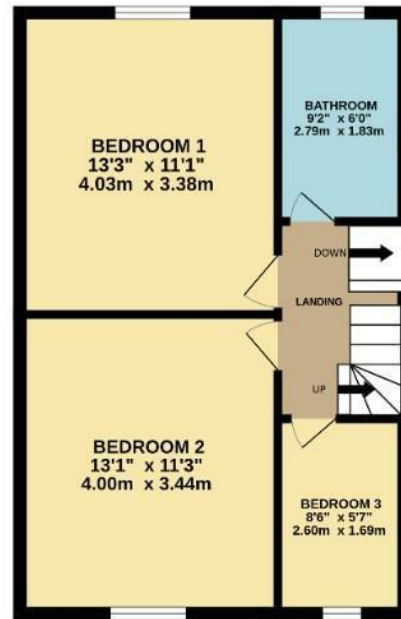
IMPORTANT INFORMATION
Parking - Off road parking on driveway and double garage
Heating - Gas central heating
Mains services - Gas, Electric and Water
EPC Grade: E (51/70)
Council Tax Band: D (Stockport)
Broadband providers - Virgin Media and BT
Service from these Fixed Wireless Access providers - O2, EE, Three
Mobile providers - Likely coverage by O2, EE, Three
*Broadband and mobile providers informed



GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 1194 sq.ft. (110.9 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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PROPERTY MISDESCRIPTION ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The References to the tenure of the proeprty are baed on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer to obtain verification from their Solicitor. You distance to view.

