



72 Richards Street, Woodford Garden Village, Cheshire, SK7 1AT

mosley jarman &

72 Richards Street, Woodford Garden Village, Cheshire, SK7 1AT

£1,950 Per Calendar Month

- Semi-detached home with high standard of accommodation throughout
- Enjoying an enviable position within the sought after Woodford Village Green development
- Fabulous open farmland views to the rear
- The accommodation is arranged over three levels
- Three double bedrooms (all with fitted bedroom furniture)
- Three quality bathrooms (two ensuite)
- Quality family dining kitchen with appliances and French doors leading to the rear garden
- Two private parking spaces to the front
- Enclosed rear garden with water tap and outside light. timber shed
- EPC rating: B



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A spacious and well-appointed three storey three bedroom, three bathroom semi-detached family home situated within the Woodford Garden Village development and within the catchment area for Queensgate Primary School & Woodford Primary School. The property benefits from off road parking for two cars, UPVC double glazing and gas fired central heating (run by a pressurised cylinder). The accommodation includes a hallway (with down stairs wc and understairs storage cupboard), family dining kitchen (fitted with stylish matching wall and base units, integrated appliances including an AEG electric hob, extractor fan, Zanussi fridge and freezer, AEG dishwasher, AEG oven and Bosch washing machine and tumble dryer both of which are within the utility cupboard) and spacious living room. To the first floor is a landing, two good sized double bedrooms (both with quality fitted wardrobes, the back bedroom also enjoying open views to the rear over the farmland) and a two bathrooms (one ensuite, and both with modern Sottini sanitary ware and plumbed in Aqualisa shower units). To the second floor is a landing (with storage and access to eaves storage) and a master bedroom suite (with fitted wardrobes and contemporary ensuite shower room). Outside to the front are two private parking spaces. A path leads down the side of the property taking you to an enclosed rear garden, benefitting from a good sized paved patio area and a timber shed. UNFURNISHED. AVAILABLE: 15th SEPTEMBER 2024

IMPORTANT INFORMATION

Parking - Off road parking for two cars at the front of the property

Heating - Gas central heating

EPC Grade: B (85/94)

Council Tax Band: D (Stockport)

Mains: Gas, Electric, Water

Flood Risk: Very low risk of flooding.

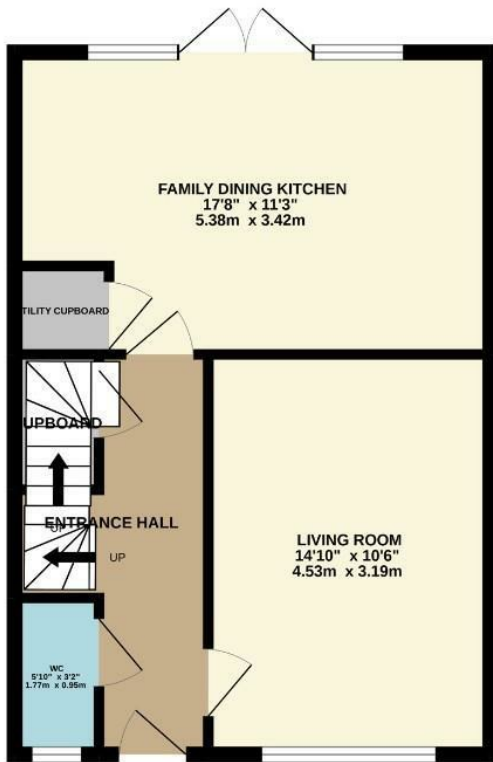
Broadband providers - Openreach and Virgin Media. You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for EE

Mobile coverage at the property available with all main providers*. (Some limited indoor coverage).

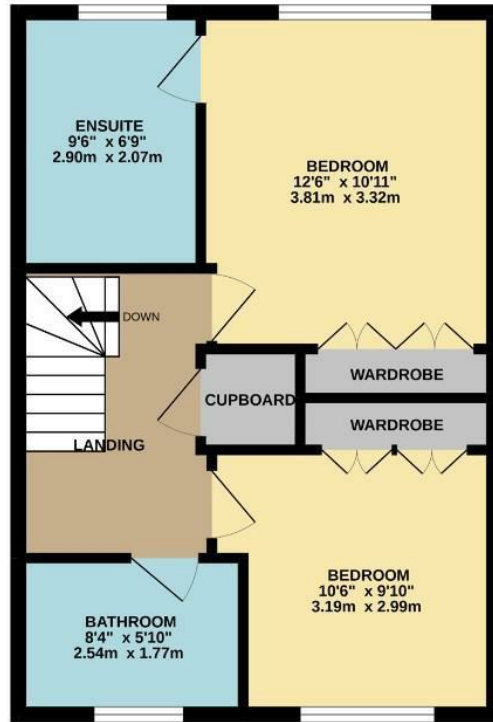
*Broadband and mobile providers information taken from the Ofcom mobile and broadband checker



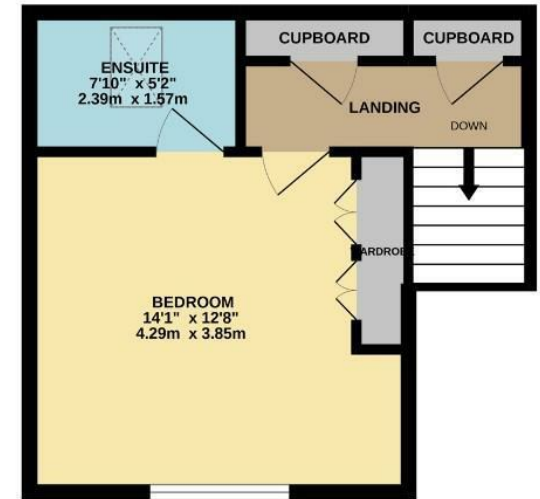
GROUND FLOOR
460 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.8 sq.m.) approx.



2ND FLOOR
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 1216 sq.ft. (113.0 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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