



57 Shaw Road South, Stockport, Cheshire, SK3 8JJ

mosley jarman

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£950 Per Calendar Month

- Extended middle-terrace home
- Located in the ever-popular Cale Green
- Two separate reception rooms and useful cellar
- Kitchen complete with appliances (washing machine, fridge, hob and oven)
- Modern fitted bathroom with plumbed-in shower unit
- Enclosed courtyard style garden to the rear
- Gas central heating & double-glazing
- Ideal for couples or small family alike
- EPC Rating: D
- Council Tax Band: A (Stockport)





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An extended middle-terrace located in ever popular Cale Green, which would make an ideal home for either a couple or small family alike. Arranged over two levels an internal inspection will reveal; An attractive living room to the front with separate dining room to the rear (with door leading down to the cellar and also a French door leading to the rear garden), a door from the dining room leads in to the kitchen (which includes, fridge, washing machine, hob, oven and extractor). The first floor landing provides access to two bedroom and modern bathroom with white suite and plumbed-in shower unit over the bath. Gas central heating and double-glazing. To the front is a small walled garden, whilst to the rear is an enclosed courtyard style garden with artificial grass area. UNFURNISHED. AVAILABLE: 23rd AUGUST 2024

IMPORTANT INFORMATION

Parking - On road parking

Heating - Gas central heating

Mains services - Gas, Electric and Water

EPC Grade: D (55/74)

Council Tax Band: A (Stockport)

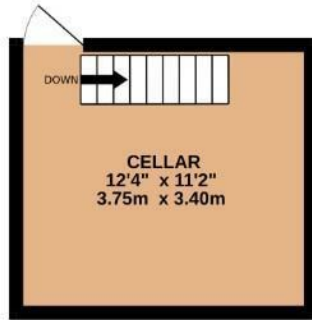
Broadband providers - Brsk, Virgin Media and Openreach. You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for EE

Mobile providers - Likely coverage by EE, O2, and Vodaphone and Limited coverage by Three

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



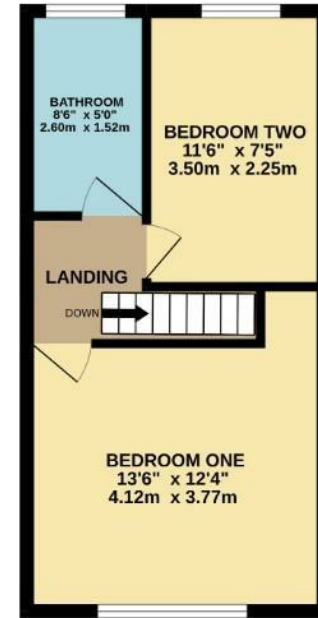
BASEMENT LEVEL
137 sq.ft. (12.8 sq.m.) approx.



GROUND FLOOR
403 sq.ft. (37.5 sq.m.) approx.



2ND FLOOR
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (78.9 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 buyer is advised to obtain verification from his or her Professional Buyer. 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 are advised to check the availability of any property before travelling any distance to view.

