



24 Arnside Avenue, Hazel Grove, Stockport, SK7 5AP

*mosley jarman*



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**£1,475 Per Calendar Month**

- Heating - Gas central heating (radiators)
- Mains - Gas, electric, water and drainage
- EPC rating - C (72/84)
- Council Tax band - C (Stockport).
- Refuse - Stockport Council operate a chargeable garden waste disposal service. For full details please visit [www.stockport.gov.uk/garden-waste](http://www.stockport.gov.uk/garden-waste)
- Flood Risk - Low Risk (Surface water)\*\*
- Water Meter- Present at Property. Located on grass verge in front of boundary wall
- 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 & Three\*
- Mobile providers- Likely mobile coverage at the property available with all main providers (EE, Three, O2, and Vodafone)\*.
- \* Information provided by Ofcom checker and isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase. \*\* Information provided by GOV.UK







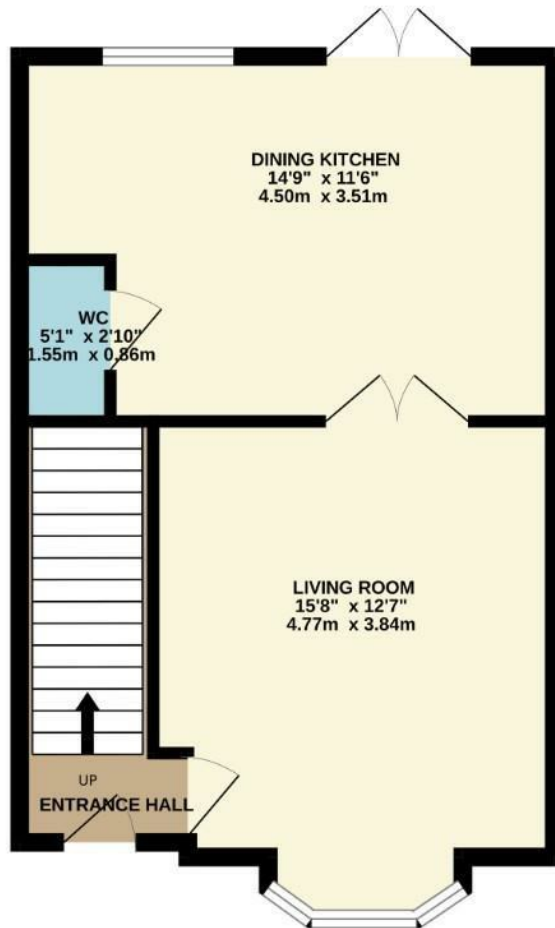
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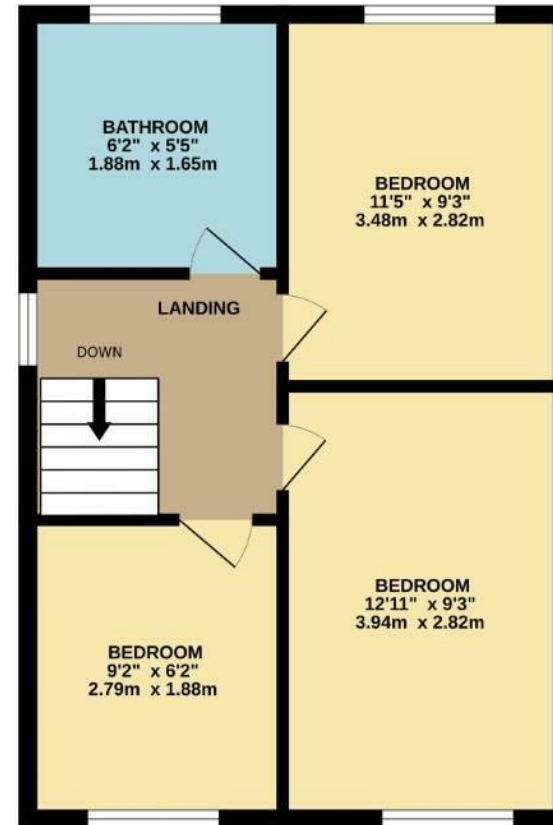
A modern built, semi-detached home, set back from the road and enjoying a sought after location, within a few minutes walk of Stepping Hill hospital. As you enter the property, it reveals: Entrance hall, good sized living room, dining kitchen with fitted units and a downstairs wc. On the first floor a landing offers access into three bedrooms and bathroom with shower unit over the bath. Gas central heating and double-glazing. Outside, to the front is a shared access driveway leading to private parking next to the property. To the rear is an enclosed garden, laid mainly to lawn with patio area., and a side access gate leading to the parking. PART/UNFURNISHED. AVAILABLE: IMMEDIATELY



GROUND FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR  
425 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 855 sq.ft. (79.4 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.

