



8 Boothby Street, Stockport, SK2 7HD

*mosley jarman*



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**£1,300 Per Calendar Month**

- A three bedroom end-terrace house available immediately
- Stepping Hill Hospital, Woodsmoor train station and local shops and parks nearby
- Great transport links into Stockport and Manchester
- Council Tax band - B (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)
- EPC rating - D (67/82)
- Heating - Gas central heating (radiators)
- Mains - Gas, electric, water and drainage







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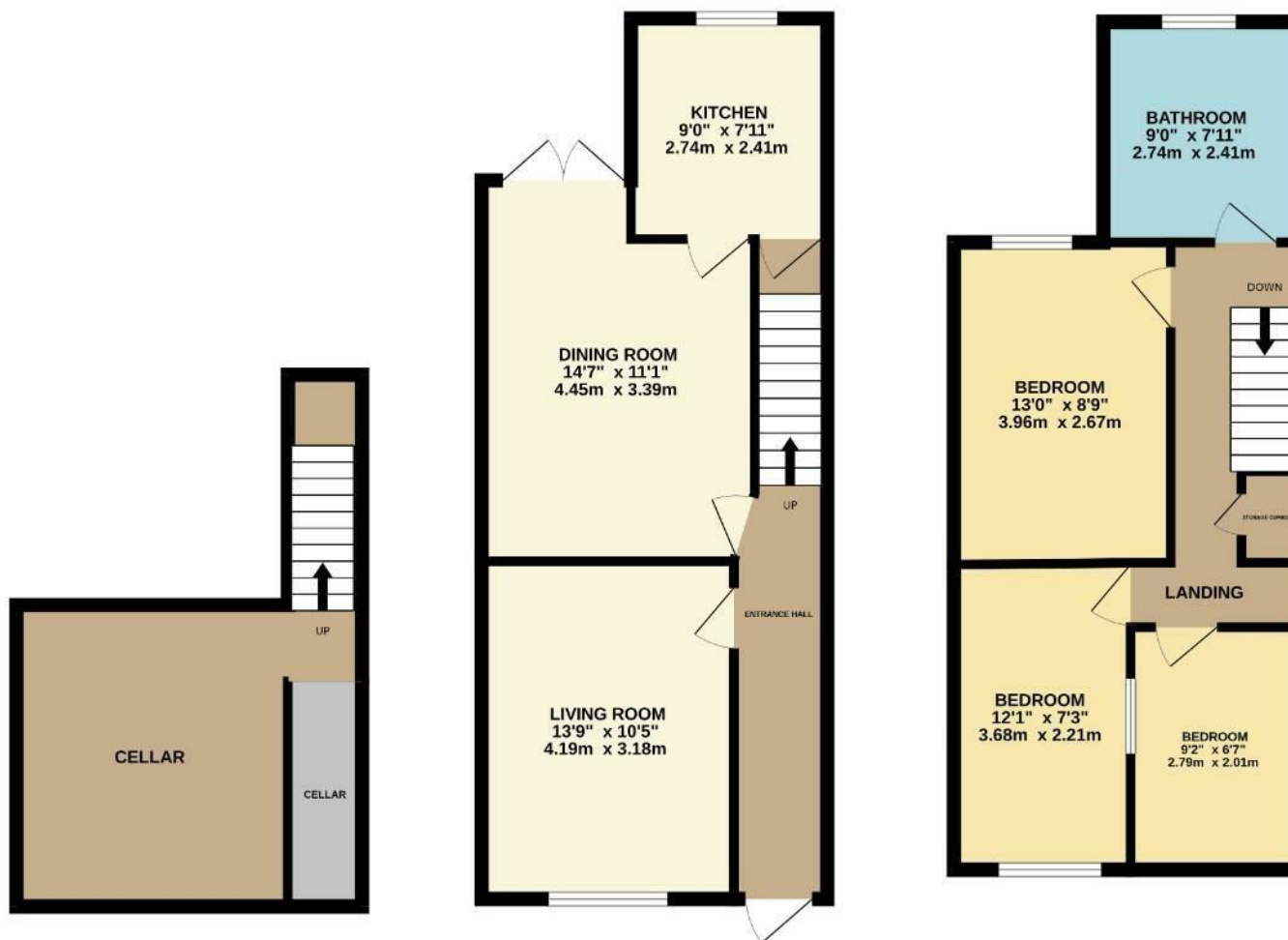
*\*Available Immediately\** A well-proportioned three bedroom end-terrace property in the heart of great moor with fantastic transport links to Stockport and Manchester from Woodsmoor train station and local bus stops. Local shops and parks alongside Stepping Hill hospital are all also in close proximity. To the front exterior of the property there is a walled and gated front paved garden, the property then opens up to begin with an entrance hallway leading to a living room with a host of charming characterful features. The accommodation continues to a dining room with a feature fireplace and double patio doors providing access to the rear garden. Neighbouring the dining room is a modern kitchen with integrated appliances including a microwave, oven and hob with an extractor fan. The kitchen then also provides access to the cellars to the lower ground floor. To the rear of the property there is a mature and well-stocked garden with two patio areas. To the first floor there is a landing, with two storage cupboards and three bedrooms, two with feature fireplaces, and a family bathroom with a four-piece suite.



**BASEMENT LEVEL**  
201 sq.ft. (18.7 sq.m.) approx.

**GROUND FLOOR**  
465 sq.ft. (43.2 sq.m.) approx.

**1ST FLOOR**  
431 sq.ft. (40.1 sq.m.) approx.



**TOTAL FLOOR AREA : 1097 sq.ft. (101.9 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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226 Moss Lane, Bramhall, Cheshire, SK7 1BD  
Tel: **0161 439 5658** Email: [bramhall@mosleyjarman.co.uk](mailto:bramhall@mosleyjarman.co.uk)  
[www.mosleyjarman.co.uk](http://www.mosleyjarman.co.uk)

**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.

