



1 Clifton Walk, Hazel Grove, Cheshire, SK7 5QL

mosley jarman

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£875 Per Calendar Month

- Parking - On road parking & Single garage
- Heating - Gas central heating
- Mains - Gas, electric, water and drainage
- EPC rating - C (71/75)
- 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
- ****Flood Risk** - There is a very low flood risk for this property.
- ***Broadband providers** - Openreach- FTTC (Fibre to the Cabinet Broadband). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for Virgin Media and Open-reach.
- ***Mobile providers**- Mobile coverage at the property available with all main providers
- *** Information provided by Ofcom checker and isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential tenants to do their own checks before committing to renting the property. ** Information provided by GOV.UK**





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A well presented one double bedroom ground floor apartment which forms part of the popular and conveniently located 'New House Farm' estate. The property overlooks a communal green to the front and benefits from double-glazing, gas central heating, brand new carpets and freshly decorated throughout, this is a fabulous example of this style of property. The accommodation briefly comprises; private entrance vestibule, attractive living room with windows to the front and side so providing a light and airy room. There is a modern fitted contemporary kitchen with new tiled flooring (integrated oven and hob, plus a free standing fridge-freezer and washer dryer). An inner hallway has a valuable built-in storage cupboard and gives access to a double bedroom overlooking the rear garden and a modern bathroom with white suite (shower unit over the bath with shower screen) and the same tiled floor as in the kitchen. UNFURNISHED. AVAILABLE: IMMEDIATELY



GROUND FLOOR
451 sq. ft. (41.9 sq. m.) approx.



TOTAL FLOOR AREA : 451 sq. ft. (41.9 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
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.

