

mosley jarman

## 44 Plymouth Drive, Bramhall, Stockport, SK7 2JB

## £1,600 Per Calendar Month

- Parking Off road parking to the front for two/three cars
- Heating Gas central heating
- Mains Gas, electric, water and drainage
- EPC rating TBC
- 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
- \*\*Flood Risk There is a very low flood risk for this property.
- \*Broadband Openreach, and Virgin Media. You may be able to obtain broadband service from these Fixed Wireless Access providers covering your area. EE, and Three
- \*Mobile Likely coverage by EE. Limited coverage by Vodafone, Three, and O2.
- \* 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 renting the property. \*\* Information provided by GOV.UK







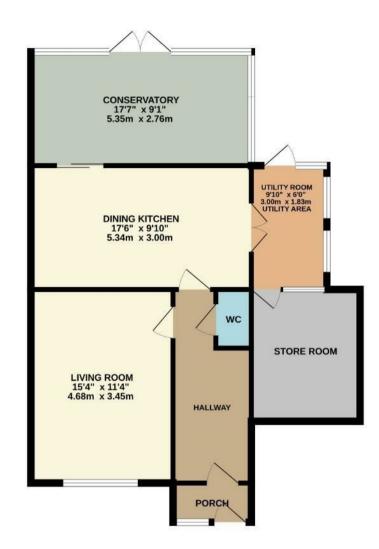


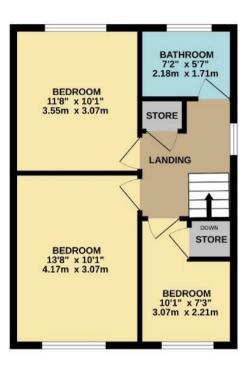
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Enjoying generous sized family accommodation over two levels, this delightful detached family home provides an excellent opportunity for a wide range of tenants, looking for both convenience to local shops and also within the catchment for good local schools, both primary and secondary. An internal viewing will briefly reveal: Entrance porch, entrance hall with downstairs wc, lounge to the front, modern fitted breakfast kitchen with sliding doors to the rear, leading to the conservatory and double doors to the side leading to the utility area, and a store room. A landing offers access to three bedroom (two with bedroom furniture) and a modern fitted bathroom with shower over the bath and glazed shower screen. Off road parking to the front for two/three cars. Enclosed garden to the rear. UNFURNISHED. AVAILABLE: IMMEDIATELY.









TOTAL FLOOR AREA: 1214 sq.ft. (112.8 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, crisission or mis-statement. This plan is for flittestrate 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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