



## 36 Newhaven Road

, Stockport, SK5 8BH

**£1,450 Per Calendar Month**



**\*\*THREE BEDROOMS\*\* \*\*AVAILABLE NOW\*\* \*\*NEW HOME\*\* \*\*GARAGE\*\* \*\*CLOSE TO RAILWAY STATION\*\* \*\*IMMACULATE THROUGHOUT\*\* \*\*DOWNSTAIRS WC\*\* \*\*LARGE FAMILY KITCHEN/DINER\*\* \*\*MODERN LIVING\*\***

Cousins Estate Agents are pleased to launch to the rentals market this three bedroom detached home in Brinnington, Stockport. The property is set within a new estate and offers modern living with the kitchen/diner at the heart of the home. The property is conveniently situated for access to local amenities including shops, schools and public transport links including bus routes to Stockport Town Centre and a regular train service to Manchester and Sheffield.

The property in brief comprises of an entrance hallway, downstairs WC, family lounge and kitchen/diner to the ground floor. The kitchen also benefits from an integrated dishwasher and fridge freezer as well as a double eye level oven. To the first floor there are three bedrooms and the family bathroom suite. There is also a garage with an up and over style door providing additional storage or housing for a car. To the rear of the property is a good size family garden mainly laid to lawn.

Viewing is advised to appreciate the level of accommodation on offer and what the property offers.



**Entrance Hallway 11'8" x 3'9" (3.58 x 1.16)**

**Lounge 14'8" x 10'1" (4.49 x 3.08)**

**Kitchen/Diner 17'8" x 13'4" (5.40 x 4.08)**

**Downstairs WC 6'1" x 3'1" (1.86 x 0.96)**

**Landing 8'2" x 8'4" (2.51 x 2.56)**

**Bedroom One 11'1" x 8'11" (3.39 x 2.72)**

**Bedroom Two 10'0" x 8'11" (3.07 x 2.73)**

**Bedroom Three 6'5" x 8'4" (1.96 x 2.56)**

**Bathroom 6'1" x 8'4" (1.87 x 2.56)**

**Garage 17'2" x 9'3" (5.24 x 2.84)**

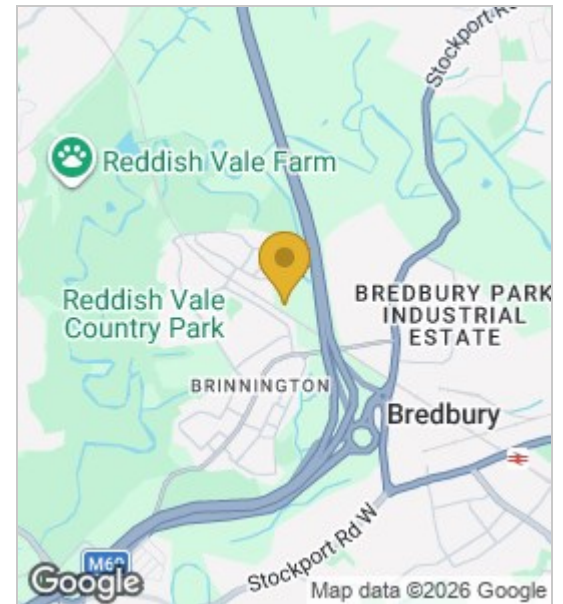
**Garden**

### Pre-referencing service available

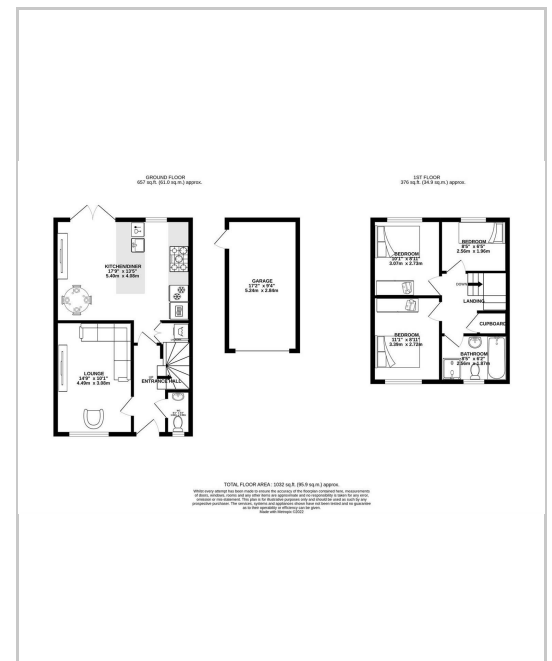
Cousins offer a FREE ONLINE PRE-REFERENCING service, - this will speed up the renting process and put you ahead in the race to secure a property. The link can be found on our website: [cousins.uk/Tenant-Information](https://cousins.uk/Tenant-Information)

Please PASTE the link in your browser

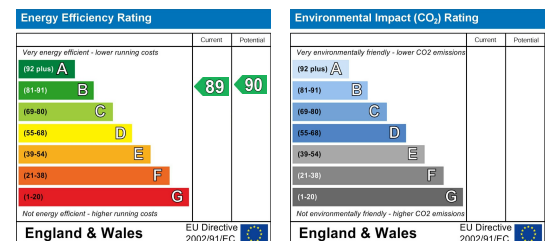
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

