



30 Nicolson Avenue, Woodford - SK7 1HB
£2,200 PCM

mosley jarman *M*

30 Nicolson Avenue

Woodford, Stockport

Modern three bedroom, two bathroom family home in Woodford Garden Village. Off-road parking, south facing garden, stylish kitchen, en-suite.

A desirable three bedroom, two bathroom family home situated in a quiet location which forms part of the Woodford Garden Village development close to the centres of Bramhall and Wilmslow and within close proximity of popular public and private schools including the school catchment area for Woodford Primary School (opened by The Laurus Trust in September 2022), Queensgate Primary School and Bramhall High School. The property benefits from off road parking for two cars, and a south facing garden. Enjoying accommodation which comprises a hallway (with down stairs wc, and under stairs storage), a spacious and stylish dining kitchen at the rear which is fitted with contemporary matching wall and base units with granite style worksurfaces and a full host of high specification integrated appliances. There is ample space for a large dining table and chairs whilst glazed double doors lead out to the rear garden. To the front of the property is a generous living room. To the first floor the landing leads to three good sized bedrooms, two of which have fitted wardrobes and enjoying a contemporary en-suite shower room in addition to the spacious family bathroom. Gas central heating. UNFURNISHED. AVAILABLE: IMMEDIATELY





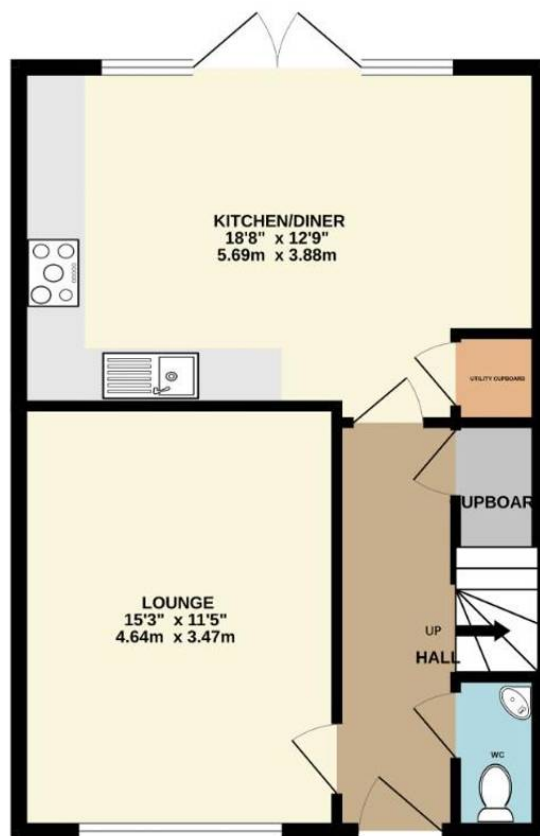
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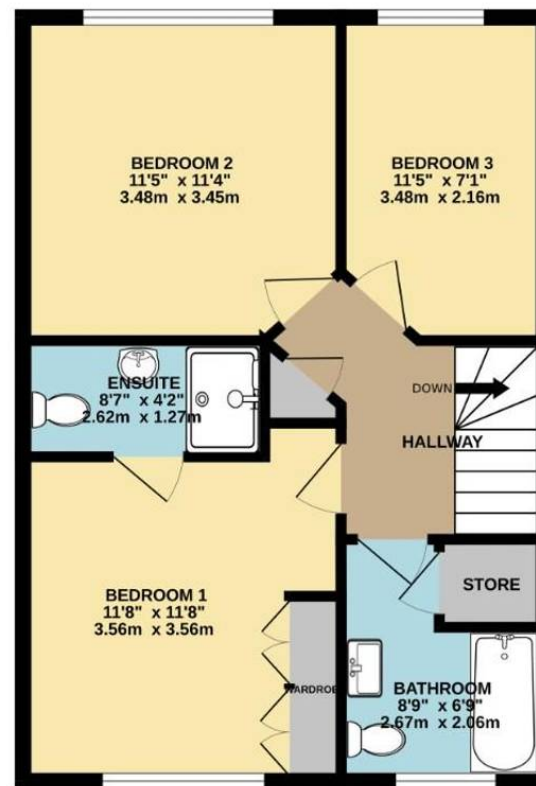
- Heating - Gas central heating
- Mains - Gas, electric, water and drainage
- EPC rating - B (86/96)
- Council Tax Band - D (Stockport)
- Refuse - Cheshire East Council operate a chargeable garden waste disposal service. Visit cheshireeast.gov.uk/gardenbin
- **Flood risk - Very Low (Surface water)
- *Broadband - Openreach & Virgin Media. You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for EE.
- *Mobile - Limited coverage by EE, O2, and Three. Likely coverage by Vodafone
- * 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 a tenancy.
- ** Information provided by GOV.UK



GROUND FLOOR
511 sq.ft. (47.5 sq.m.) approx.



1ST FLOOR
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 1022 sq.ft. (95.0 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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