



587 Brinnington Road, Stockport, SK5 8ED

**£1,200 Per month**

- Three Bedroom Family Home
- Off Road Parking
- Recently Renovated with New Kitchen
- Noise Cancelling Windows to the Front
- EPC: C
- Spacious Throughout
- Large Rear Garden
- Solar Panels for Lower Running Cost
- Council Tax Band: A
- Deposit: £1,384

# 587 Brinnington Road, Stockport SK5 8ED

Delightful Three Bedroom Family Home! Ready to move into! Equipped with Solar Panels!

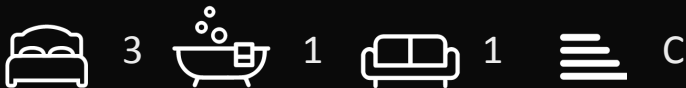
Welcome to this charming Quasi-Semi house located on Brinnington Road in Stockport. This spacious family home offers a generous 926 square feet of living space, making it an ideal choice for those seeking comfort and convenience.

As you enter and pass through the hall, you will find a welcoming reception room that provides a perfect space for relaxation or entertaining guests. The property boasts three well-proportioned bedrooms, ensuring ample room for family members or guests. The bathroom is conveniently located, catering to the needs of a busy household. All rooms located to the rear have an internal sliding window to ensure an even more peaceful stay at this fantastic property.

One of the standout features of this home is the large kitchen diner, which is perfect for family meals and gatherings. This space is designed to be both functional and inviting, allowing for a seamless flow between cooking and dining.

Outside, you will discover a spacious garden, providing an excellent area for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, the property benefits from off-road parking, a valuable asset in this area.

This delightful home is available for immediate occupancy, making it a fantastic opportunity for those looking to move in without delay. With its combination of space, convenience, and a lovely garden, this property is sure to appeal to families and individuals alike. Do not miss the chance to make this house your new home.



Council Tax Band: A



### Hallway

10'5" x 6'6"

### Living Room

10'5" x 13'9"

### Kitchen Diner

10'5" x 20'11"

### Bedroom One

7'2" x 9'10"

### Bedroom Two

10'2" x 10'5"

### Bedroom Three

11'1" x 14'1"

### Bathroom

5'2" x 4'7"

### W/C

5'2" x 3'3"

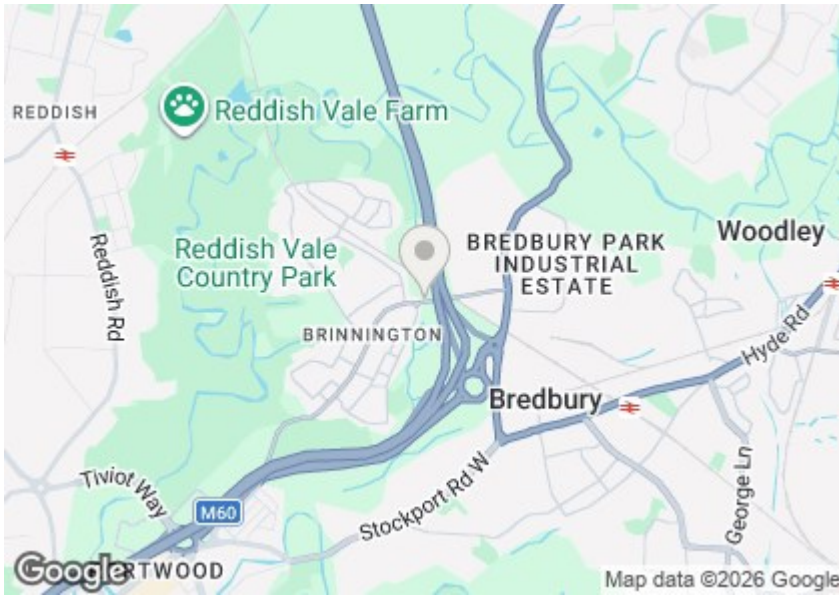
### Anti Money Laundering

**MONEY LAUNDERING** If you are thinking of Buying, Selling, Renting or Investing in Property, please note, that it is our obligation to comply with the following Acts of Parliament: 1) The Money Laundering Regulations Act 2003 2) The Proceeds of Crime Act 2002 3) Terrorism Act 2000 (as amended by the anti-terrorism Crime and Security Act 2001).

### Disclaimer

Kingsdale Estates have received confirmation from the Landlord or Seller that all information within the particulars are correct. In the event of the property being a leasehold, Kingsdale Estates would have requested all relevant information in advance. Although we believe all material in the marketing to be correct, we would advise interested parties to satisfy any queries prior to reaching a legal agreement.





## Viewings

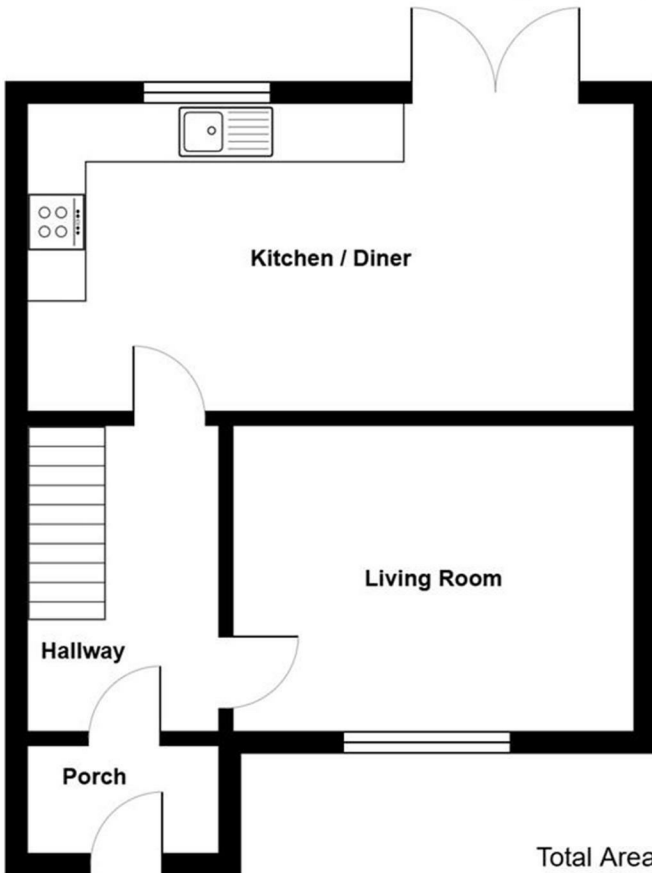
Viewings by arrangement only. Call 0161 560 2915 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Total Area: 85.5 m<sup>2</sup> ... 920 ft<sup>2</sup>

All measurements are approximate and for display purposes only