



5 Woodend, Bramhall, Cheshire, SK7 3LN

mosley jarman

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£1,795 Per Calendar Month

- Heating - Gas central heating
- Mains - Gas, electric, water and drainage
- EPC rating - B (88/88)
- 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 - Very Low (Surface water)
- Water Meter - TBC
- *Broadband - Openreach. You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for EE, and Three.
- *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



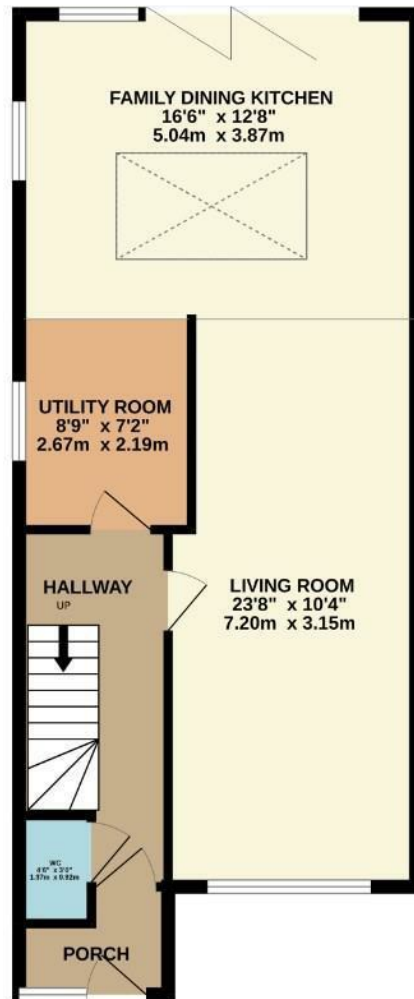
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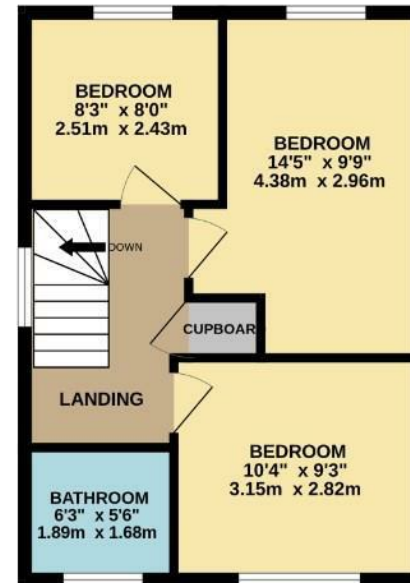
The property sits in a wonderful quiet cul-de-sac with Bramhall Park on the doorstep and Linney Road playing field just round the corner. There is excellent access to the local Schools and shops. This family home, extended to the rear will suit families who appreciate space and comfort with a high specification finish. Welcoming you in, you first enter an enclosed entrance porch, which guides you through to an entrance hall (with downstairs WC). Straight ahead you move through the utility room which then opens into a light and airy open plan family dining kitchen with quality fitted unit and appliances. Bi-fold doors lead you out to the enclosed rear garden. Also provided is an attractive entertaining room extending to over 23' in length. On the first floor a landing (with access to the loft) offers access to three double bedrooms and refitted bathroom complete with shower unit over the bath with glazed shower screen. Gas central heating and double-glazing. Outside a block paved area is provided to the front giving off road parking for two cars. The rear garden has a paved area to the side and immediately behind the house with lawned area and storage shed. UNFURNISHED. AVAILABLE: IMMEDIATELY



GROUND FLOOR
628 sq.ft. (58.4 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 1019 sq.ft. (94.7 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.

