

89 Stanley Road

Cheadle Hulme, Cheshire, SK8 6PL



*mosley jarman*





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Cheshire, SK8 6PL**

**£1,400 Per Calendar Month**

An extended, modernised and stylishly presented two/three bedroom Victorian end terrace. Double glazed and gas fired central heating. The accommodation includes; living room (with picture rails and original fireplace), modern re-fitted dining kitchen (21'8 x 16'2 with granite worktops and upstands, integrated Bosch appliances, large island unit and Aluminium framed bi-folding doors that open out onto the garden and patio area), downstairs WC. The first floor level accommodation offers three bedroom (with original fireplace in the master bedroom) and a re-fitted bathroom. UNFURNISHED. AVAILABLE: IMMEDIATELY



- Convenient location to Cheadle Hulme, Bramhall, Wilmslow and the A34 bypass
- Extended and refurbished Victorian end terrace
- Stunning modern dining kitchen
- Integrated appliances
- Downstairs WC
- Off road parking to the rear
- EPC rating- D





### The Location

Situated in a convenient location for access to Cheadle Hulme, Bramhall, Wilmslow and Handforth as well as the A34 bypass.

### The Grounds & Gardens

To the rear of the property there is recently flagged patio with a timber built canopy, and a lawned garden. Private parking for 3-4 cars.

### Important Information

Council Tax Band: C

EPC grade: D

Heating: Gas

Mains: Gas, Electric, Water

Flood Risk\*: Very low risk of flooding from rivers & seas. Very low risk of surface water flooding.

Broadband\*\*: Ultrafast Full Fibre Broadband available at the property. (FTTP/Fibre To The Property).

Mobile Coverage\*\*: Mobile coverage with all main providers (EE, Three, O2, Vodafone).

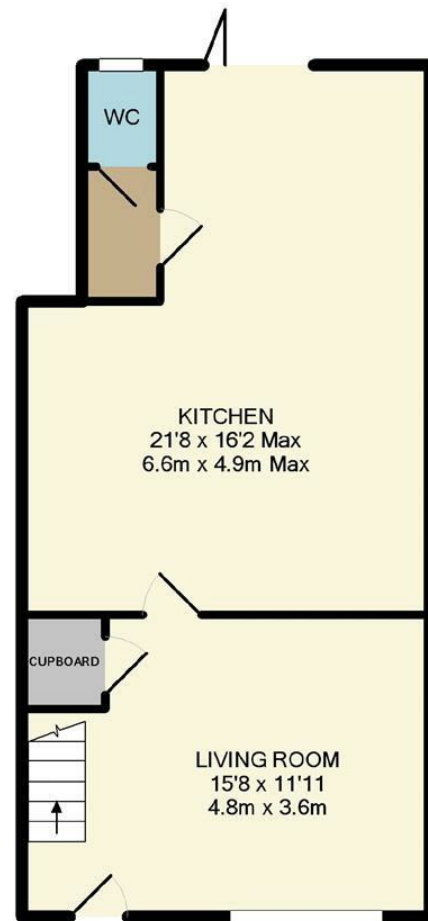
Parking: Off road parking to the rear of the property.

Furnishing Type: unfurnished

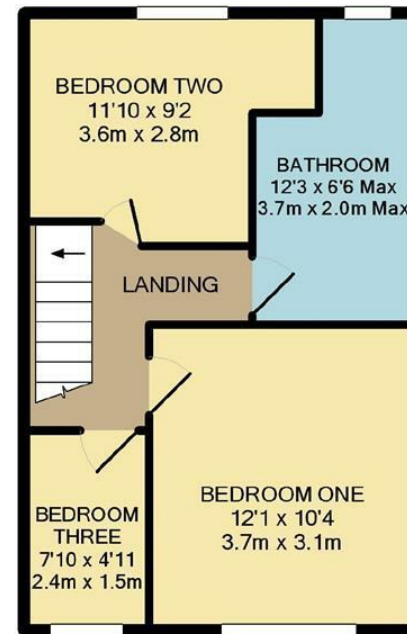
\* Information provided by GOV.UK

\*\* Information provided by Ofcom checker.

The information isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.



GROUND FLOOR  
APPROX. FLOOR  
AREA 518 SQ.FT.  
(48.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 377 SQ.FT.  
(35.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 895 SQ.FT. (83.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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