



17 Sawley Drive, Cheadle Hulme, Cheshire, SK8 7QA

*mosley jarman*



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**£1,950 Per Calendar Month**

- Parking - Off road parking and an integral garage
- Heating - Gas central heating
- Mains - Gas, electric, water and drainage
- EPC rating - C (73/87)
- 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](http://www.stockport.gov.uk/garden-waste)
- \*\*Flood Risk - There is a very low flood risk for this property.
- \*Broadband - Openreach. You may be able to obtain broadband service from these Fixed Wireless Access providers covering your area. EE, Three
- \*Mobile - Limited coverage by EE, Three, and Vodafone.
- \* Information provided by Ofcom checker and isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to renting the property. \*\* Information provided by GOV.UK







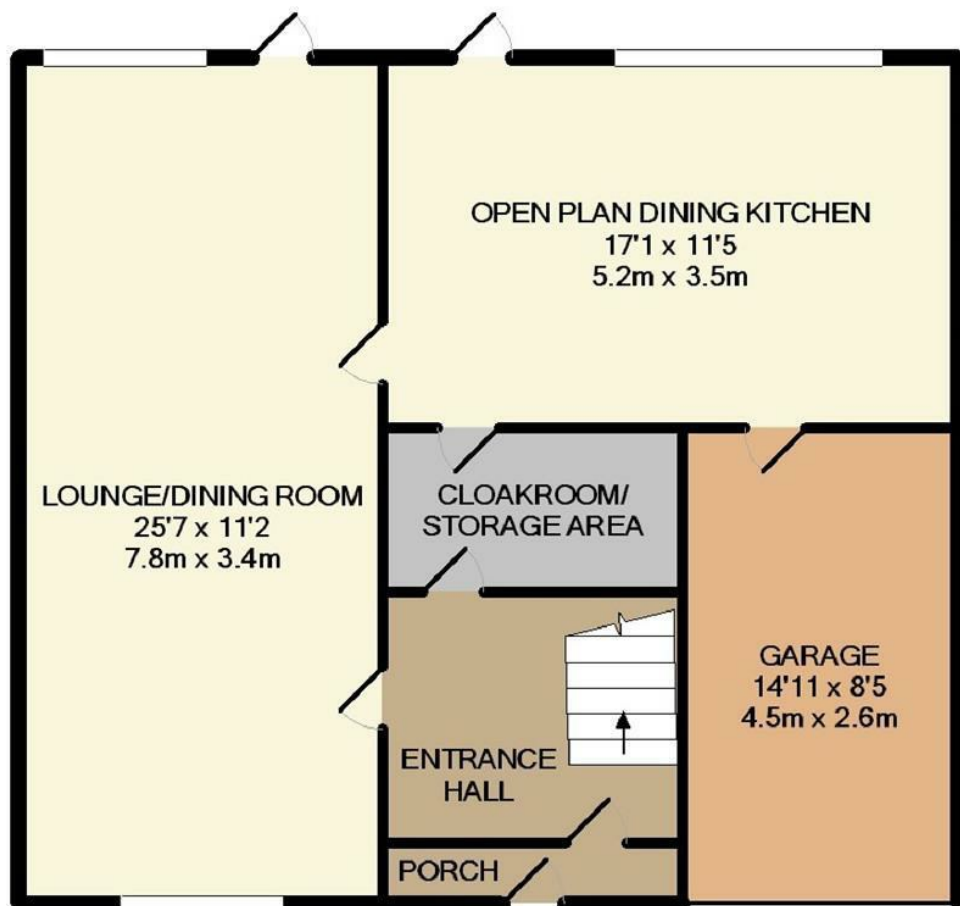
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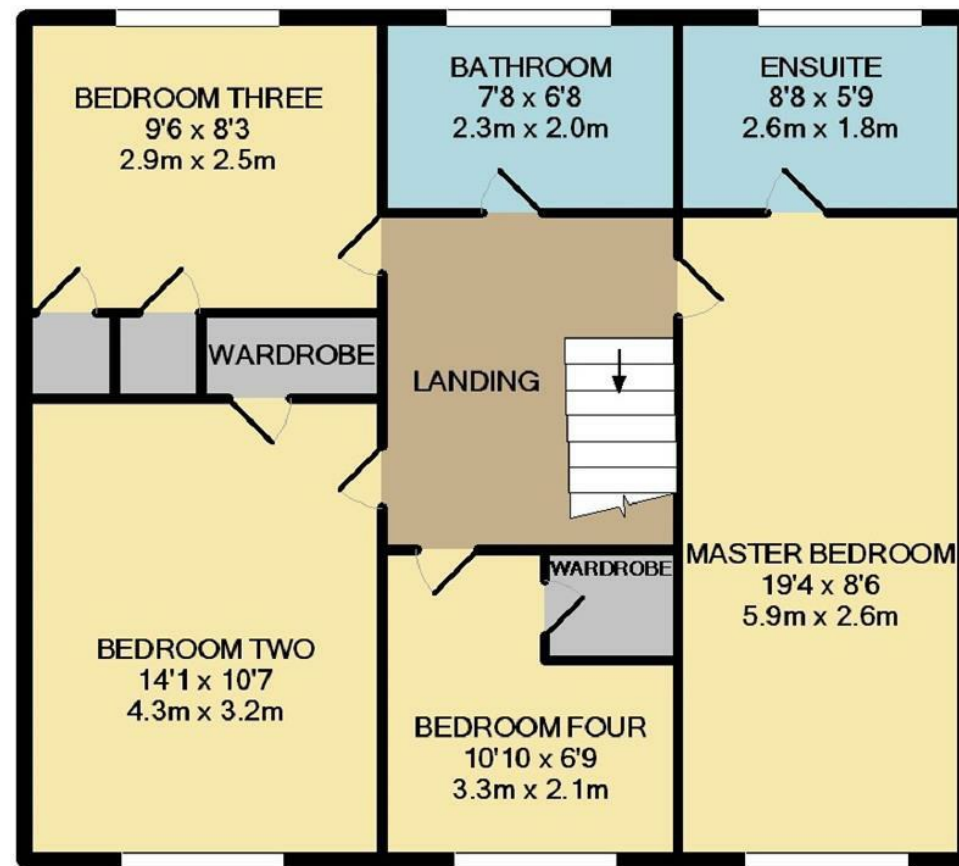
Enjoying extended and well appointed accommodation, and set within an established and sought after location at the head of a cul-de-sac, this semi-detached home represents a great opportunity for wide range of families. In addition, the property has been recently refurbished and benefits from new flooring. Located within the catchment for Hursthead School and Cheadle Hulme High School, the accommodation is arranged over two levels and briefly comprises: Entrance hallway, through lounge and dining room and fitted breakfasting kitchen. On the first floor, the landing provides access to four well-proportioned bedrooms (main bedroom with en-suite shower room) and modern fitted family bathroom. A driveway to the front provides off the road parking and leads up to an integral single garage. Gardens are provided to both the front and rear, the rear being southerly facing. AVAILABLE: 25th JUNE 2025. UNFURNISHED.







GROUND FLOOR  
APPROX. FLOOR  
AREA 733 SQ.FT.  
(68.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 731 SQ.FT.  
(67.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1465 SQ.FT. (136.1 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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