



39 Shaw Road South, Stockport, SK3 8JJ

mosley jarman

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£995 Per Calendar Month

- Parking - On road parking
- Heating - Gas central heating
- Mains - Gas, electric, water and drainage
- EPC rating - D (68/87)
- Council Tax band - A (Stockport).
- Refuse - Stockport Council operate a chargeable garden waste disposal service. For full details please visit www.stockport.gov.uk/garden-waste
- **Flood Risk - There is a very low flood risk for this property.
- *Broadband - Openreach, Brsk, and Virgin Media. You may be able to obtain broadband service from these Fixed Wireless Access providers covering your area. EE.
- *Mobile - Likely coverage by EE, Three, and Vodafone. Limited coverage by O2.
- * 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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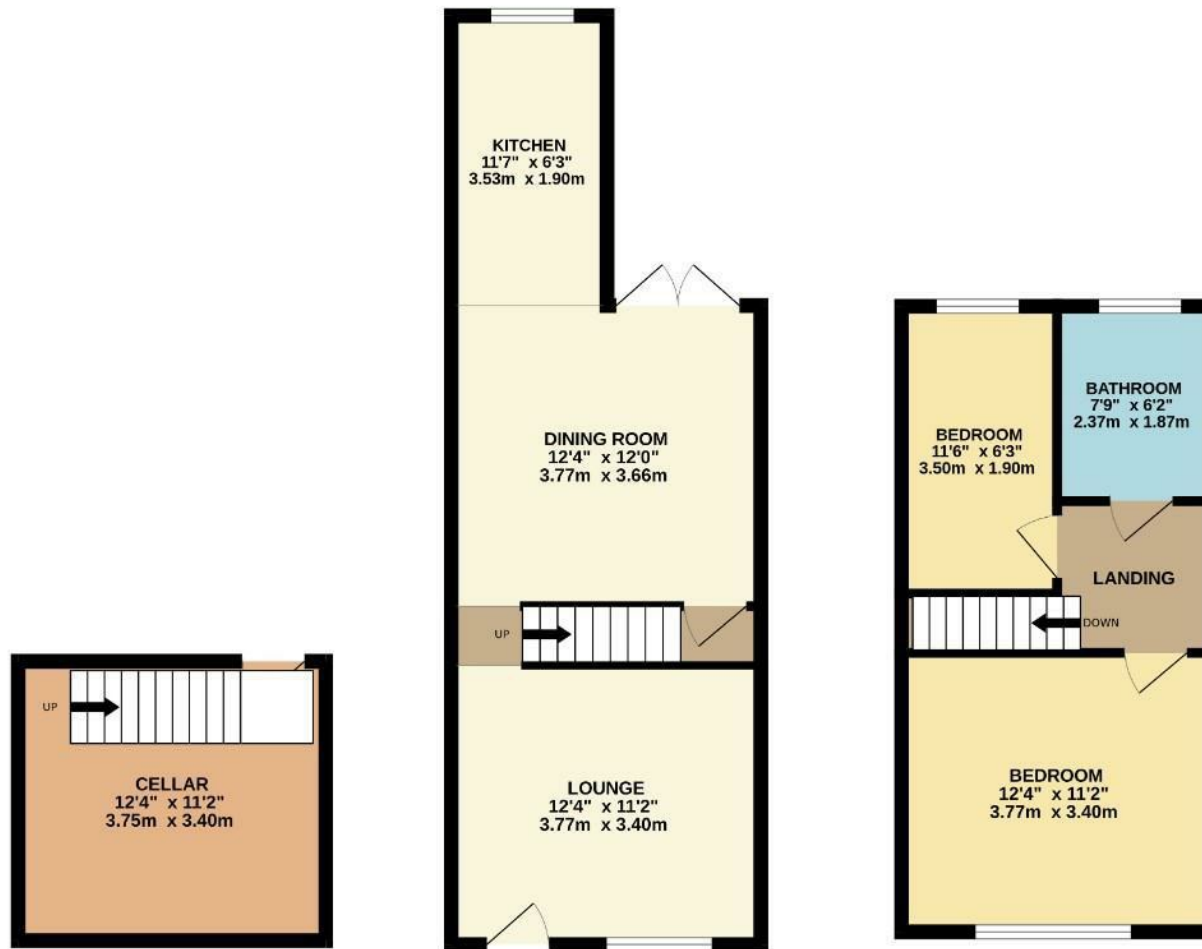
A well-appointed and recently improved middle-terrace property located in the ever popular Cale Green area, which would make an ideal home for either a couple or small family alike. Arranged over two levels an internal inspection will reveal; An attractive living room to the front with separate dining room to the rear (with door leading down to the cellar and also a French door leading to the rear garden), from the dining room it leads in to the kitchen (which includes, fridge, washing machine, hob, oven and extractor). The first floor landing provides access to two bedrooms and modern bathroom with white suite and plumbed-in shower unit over the bath. Gas central heating and double-glazing. To the front is a small walled garden, whilst to the rear is an enclosed courtyard style garden. UNFURNISHED. AVAILABLE: 23rd AUGUST 2024



BASEMENT LEVEL
137 sq.ft. (12.8 sq.m.) approx.

GROUND FLOOR
388 sq.ft. (36.0 sq.m.) approx.

1ST FLOOR
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA : 834 sq.ft. (77.5 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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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.

