



23 Bickerton Drive, Hazel Grove, Stockport, SK7 5QY

mosley jarman

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£1,275 Per Calendar Month

- Parking - Off road parking to the front for two/three cars. Single garage
- Heating - Gas central heating
- Mains - Gas, electric, water and drainage
- EPC rating - D (60/84)
- 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 - There is a very low flood risk for this property.
- *Broadband - Openreach, and Virgin Media. You may be able to obtain broadband service from these Fixed Wireless Access providers covering your area. EE, and Three
- *Mobile - Likely coverage by EE, O2, 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



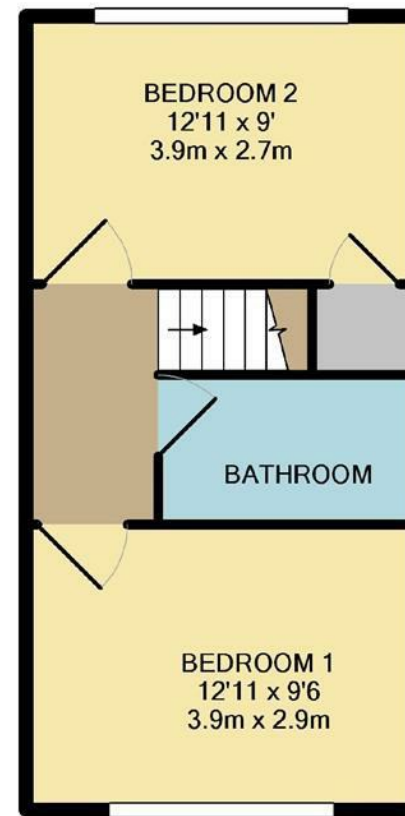
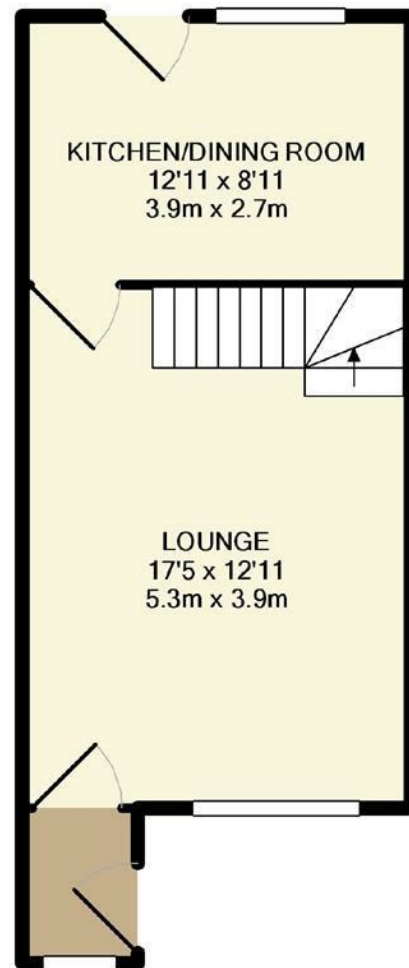


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Enjoying superbly appointed accommodation throughout and with open playing field to the rear, this semi-detached property is located on the ever popular New House Farm estate and is on the borders of Hazel Grove/Bramhall. The immaculate accommodation arranged over two levels briefly comprises: Entrance hall, attractive living room and refitted breakfast kitchen (with appliances). On the first floor a landing provides access to two double bedrooms (one fitted) and modern bathroom with shower unit over the bath. Outside are gardens to the front and rear with driveway leading to a carport and detached single garage. Gas central heating (newly installed combi boiler) and double-glazing. UNFURNISHED. AVAILABLE: IMMEDIATELY. NO PETS & NO SMOKERS





1ST FLOOR
APPROX. FLOOR
AREA 341 SQ.FT.
(31.7 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 359 SQ.FT.
(33.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 700 SQ.FT. (65.1 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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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.

