



5 Giffard Walk, Bramhall, Cheshire, SK7 3PJ

*mosley jarman*



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**£820 Per Calendar Month**

- Parking - On road parking & Single garage in block to the rear
- Heating - Gas central heating
- Mains - Gas, electric, water and drainage
- EPC rating - C (74/79)
- Council Tax band - B (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, and Three
- \*Mobile - Likely coverage by Three, and Vodafone. Limited coverage by O2, and EE.
- \* 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



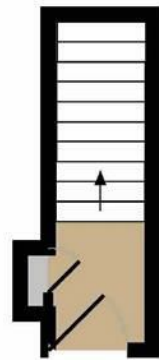


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An immaculately presented one double bedroom first floor apartment which forms part of the popular and conveniently located 'New House Farm' estate. The property benefits from UPVC double glazing and gas central heating. The accommodation includes; private entrance, hall (with loft access and camera entry system), spacious living room (with storage cupboard), breakfast kitchen (with matching wall and base units and integrated appliances including, washing machine, dishwasher, fridge, freezer, oven and hob), double bedroom (with fitted wardrobes) and a modern bathroom (with rainhead shower, vanity sink unit, LED mirror cabinet and heated towel rail). In addition there is a garage to the rear. UNFURNISHED. AVAILABLE: 19th OCTOBER 2025





GROUND FLOOR  
APPROX. FLOOR  
AREA 37 SQ.FT.  
(3.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 438 SQ.FT.  
(40.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 475 SQ.FT. (44.1 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.

