



3 Bridle Court, Woodford, Stockport, Cheshire, SK7 1QW

mosley jarman &

3 Bridle Court, Woodford, Stockport, Cheshire, SK7 1QW

£1,100 Per Calendar Month

- Parking - Single garage in block the rear
- Mains - Gas, Electric, waters and drains
- EPC rating - C (75/77)
- 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 - Low Risk (Surface water)**
- Broadband providers - Openreach- Full Fibre Broadband. You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for EE & Three.
- Mobile providers- Mobile coverage at the property available with all main providers*. (Some limited indoor coverage).
- * Information provided by Ofcom checker and isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential tenants to do their own checks before committing to purchase. ** Information provided by GOV.UK



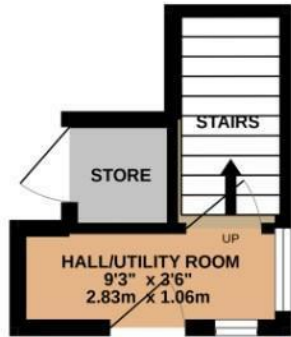
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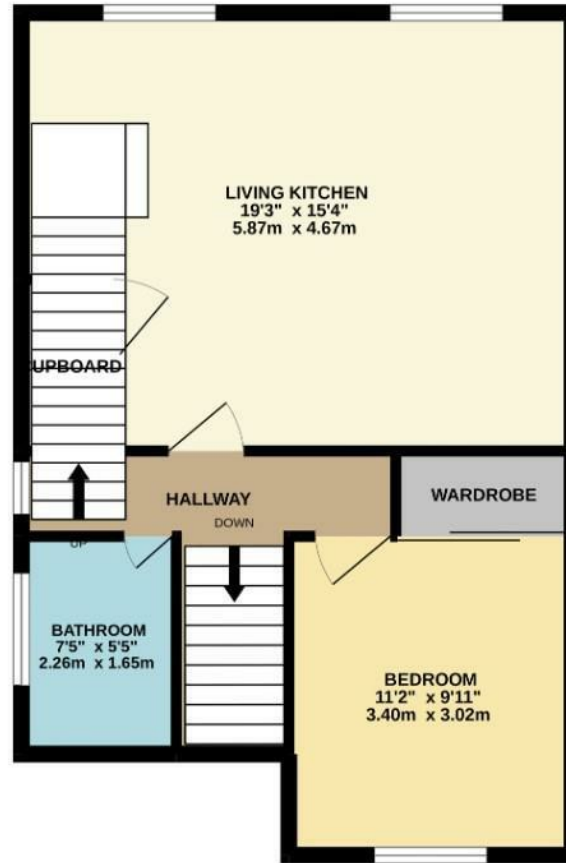
Set back from Bridle Road, Bridle Court enjoys a much sought after semi-rural location and would be ideal for single person or couple alike. Number 3 is a duplex apartment with its own private entrance opening in to an entrance utility/hall with built in storage cupboards and washing machine. A staircase leads to the first floor which leads through to an open-plan living/dining kitchen provides a range of base and wall units and comes with a fridge, freezer, hob, oven, extractor hood and dishwasher. The first double bedroom is located on the first floor with fitted bedroom furniture. A modern refitted shower room is also provided. A second stairway leads to the main double bedroom again with fitted bedroom furniture and also providing an ensuite shower room. Warmed by gas central heating and with uPVC double-glazing. Outside the property enjoys an enclosed garden with patio area to the front. A single garage is also provided. UNFURNISHED. AVAILABLE: IMMEDIATELY



GROUND FLOOR
75 sq.ft. (7.0 sq.m.) approx.



1ST FLOOR
534 sq.ft. (49.6 sq.m.) approx.



2ND FLOOR
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 907 sq.ft. (84.2 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.

