



26 Cromwell Road, Bramhall, Cheshire, SK7 1DA

mosley jarman

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£1,675 Per Calendar Month

- Parking - Off road parking on block paved driveway to the front
- Heating - Gas central heating
- Mains - Gas, electric, water and drainage
- EPC rating - E (49/78)
- Council Tax band - E (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 - Virgin Media and Openreach. You may be able to obtain broadband service from these Fixed Wireless Access providers covering your area. EE, 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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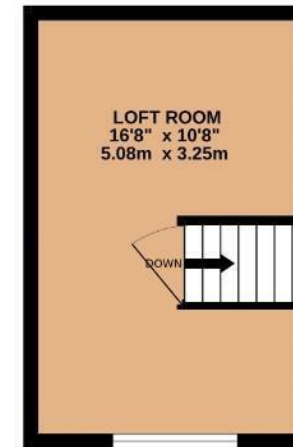
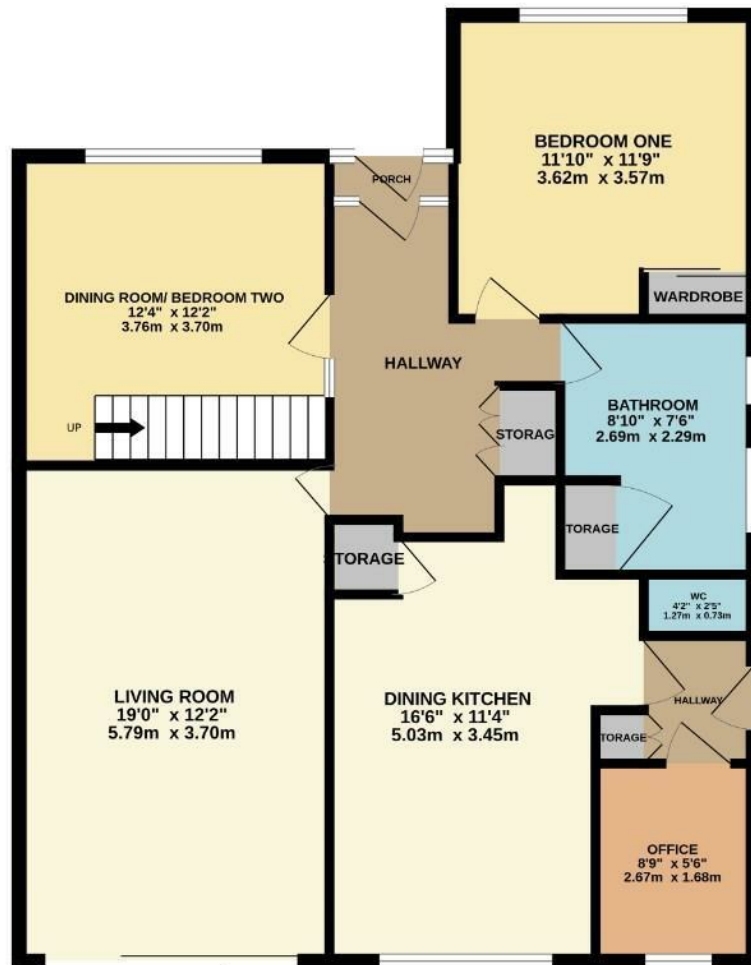
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A spacious and extended two double bedroom detached bungalow occupying a sought after location within a short walk of the village, train station and many other local amenities. The property benefits from UPVC double glazing, gas fired central heating, and off road parking. The property offers accommodation which includes; porch, entrance hallway (with storage), two double bedrooms (one with fitted wardrobes and one with stairs to a loft room), family bathroom (fitted with sanitary ware and storage cupboards), extended living room (with sliding doors onto the rear garden), dining kitchen (fitted with matching wall and base units and complete with Hotpoint fridge, Bosch dishwasher and Indesit freezer), inner hallway (with washing machine and providing access to a wc and the side garden) and an office. To the front of the property is a driveway (which provides off road parking for two cars) and well established garden. The rear garden is Easterly facing and has a private garden (with patio, lawn and well established fruit trees, shrubs and borders). UNFURNISHED. AVAILABLE: IMMEDIATELY



GROUND FLOOR
968 sq.ft. (89.9 sq.m.) approx.

1ST FLOOR
179 sq.ft. (16.6 sq.m.) approx.



TOTAL FLOOR AREA : 1146 sq.ft. (106.5 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.

