



Wych Gate Robins Lane, Bramhall, Cheshire, SK7 2BN

*mosley jarman*



Wych Gate Robins Lane, Bramhall, Cheshire, SK7 2BN

**£3,500 Per Calendar Month**

- Parking - Off road parking for several cars and a detached garage
- Heating - Gas central heating
- Mains - Gas, electric, water and drainage
- EPC rating - D (64/78)
- Council Tax band - G (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. Potential road flooding by the bridge
- \*Broadband - Openreach. You may be able to obtain broadband service from these Fixed Wireless Access providers covering your area. EE, Three
- \*Mobile - Limited coverage by Three, Vodafone, and O2. Likely coverage by 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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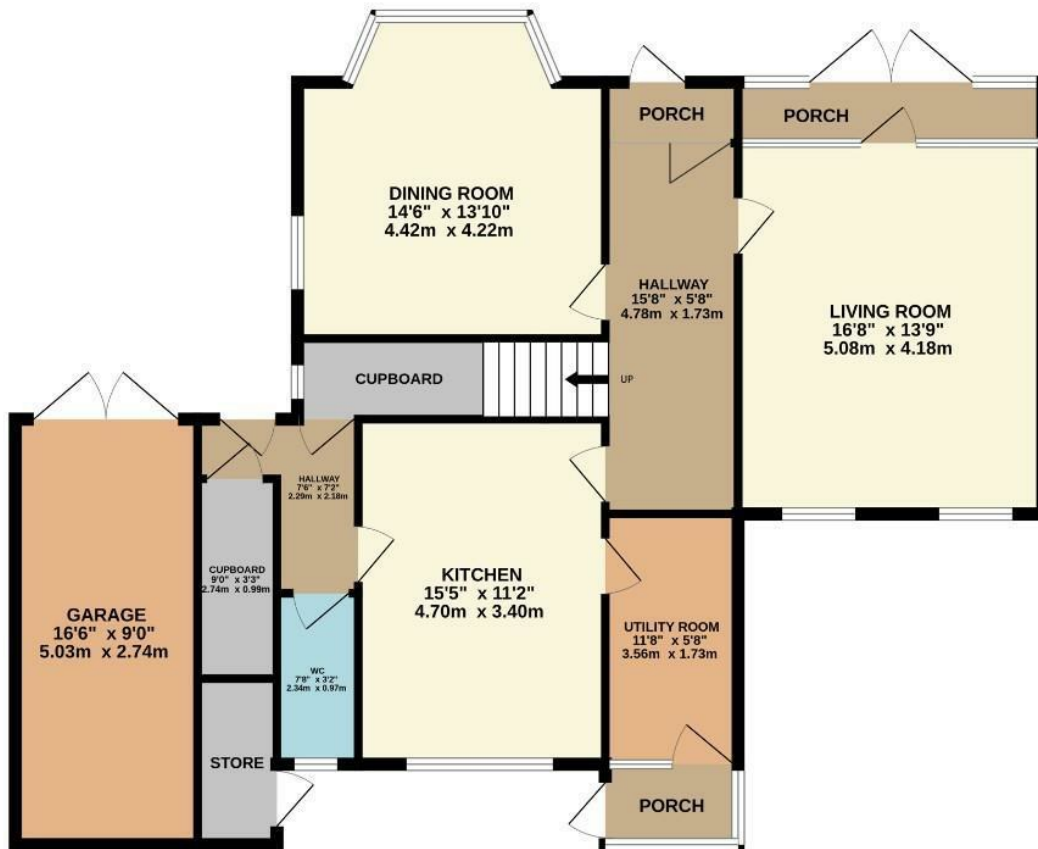
A very special and completely refurbished (including rewire, new heating system, new flooring and decoration and two new bathroom suites) detached family home, Wych Gate is completed to a high standard and situated within one of the most sought-after residential areas in Bramhall. We are delighted to offer this substantial detached family home, positioned within easy reach of Bramhall village. An internal inspection of the property will reveal: entrance hall with built in storage cupboards and a downstairs WC, kitchen/diner complete with appliances (gas hob, electric oven and grill, integrated dishwasher and freezer), separate utility room (with integrated washing machine and tumble dryer), a rear porch that leads to the garden, inner hallway leading to the lounge with fireplace and log burner, door to inner porch and French doors leading onto the rear garden, second lounge/dining room with brick fireplace and ornamental fire. On the first floor a landing provides access to a master bedroom with ensuite bathroom (bath and shower unit over, vanity hand wash basin, and WC), a further double bedroom with built in storage, two further double bedrooms, family bathroom (with free standing bath and hand-held shower, in addition to a walk-in shower cubicle, hand wash basin and WC).

Outside, set back from the road, to the front of the property there is ample parking for several cars along with an attached and detached garage, and to the rear there is a large enclosed mature garden, with a decking area and summer house. UNFURNISHED. AVAILABLE: IMMEDIATELY.

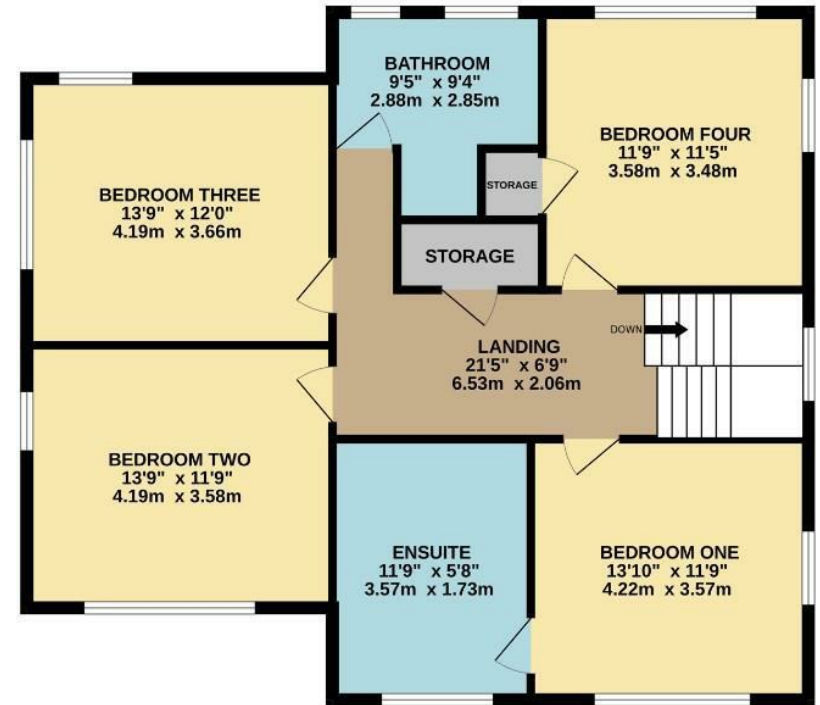




GROUND FLOOR  
1159 sq.ft. (107.7 sq.m.) approx.



1ST FLOOR  
989 sq.ft. (91.9 sq.m.) approx.



TOTAL FLOOR AREA : 2149 sq.ft. (199.6 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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[www.mosleyjarman.co.uk](http://www.mosleyjarman.co.uk)

**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.

