



44 Plymouth Drive, Bramhall, Stockport, SK7 2JB

*mosley jarman*



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**£1,600 Per Calendar Month**

- Parking - Off road parking to the front for two/three cars
- Heating - Gas central heating
- Mains - Gas, electric, water and drainage
- EPC rating - TBC
- 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](http://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. Limited coverage by Vodafone, Three, and O2.
- \* 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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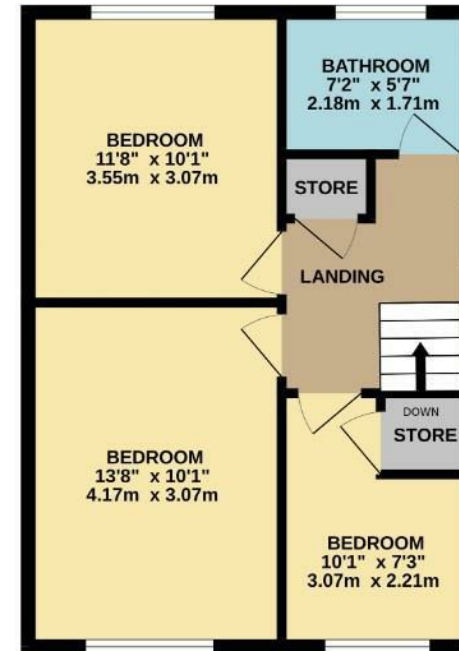
Enjoying generous sized family accommodation over two levels, this delightful detached family home provides an excellent opportunity for a wide range of tenants, looking for both convenience to local shops and also within the catchment for good local schools, both primary and secondary. An internal viewing will briefly reveal: Entrance porch, entrance hall with downstairs wc, lounge to the front, modern fitted breakfast kitchen with sliding doors to the rear, leading to the conservatory and double doors to the side leading to the utility area, store room and a further store room at the front. A landing offers access to three bedroom (two with bedroom furniture) and a modern fitted bathroom with shower over the bath and glazed shower screen. Off road parking to the front for two/three cars. Enclosed garden to the rear. UNFURNISHED. AVAILABLE: IMMEDIATELY.





GROUND FLOOR  
841 sq.ft. (78.1 sq.m.) approx.

1ST FLOOR  
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 1284 sq.ft. (119.2 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.

