



25 Arlington Drive, Woodsmoor, Stockport, SK2 7EB

*mosley jarman*



25 Arlington Drive, Woodmoor, Stockport, SK2 7EB

**£1,795 Per Calendar Month**

- Parking - Off road parking on driveway to the front. Single garage
- Heating - Gas central heating
- Mains - Gas, electric, water and drainage
- EPC rating - C (69/83)
- Council Tax band - D (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 - 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





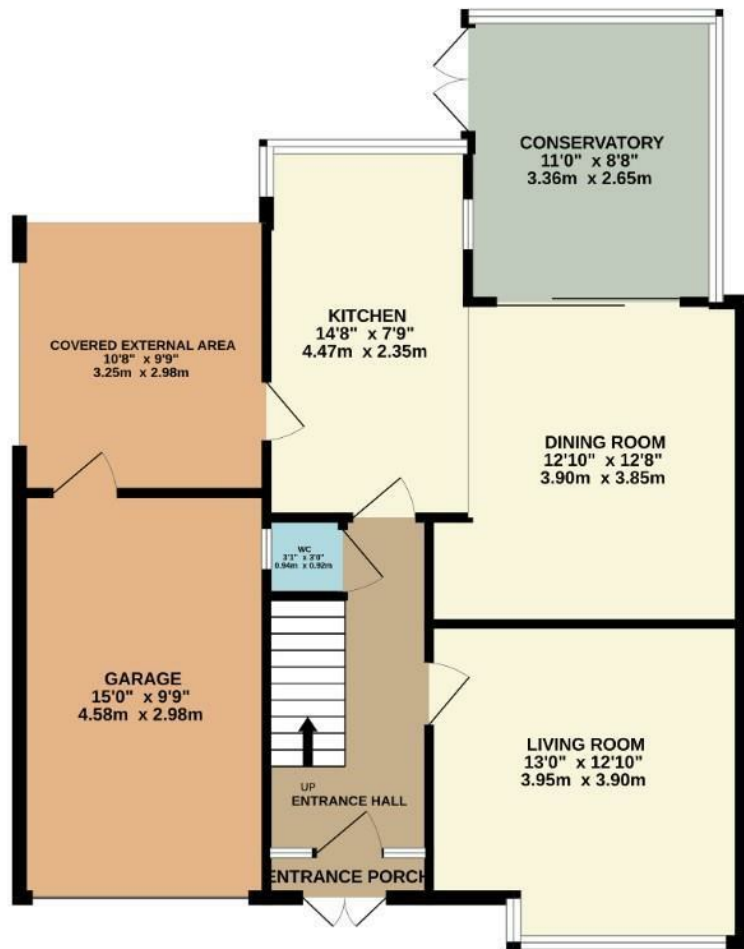
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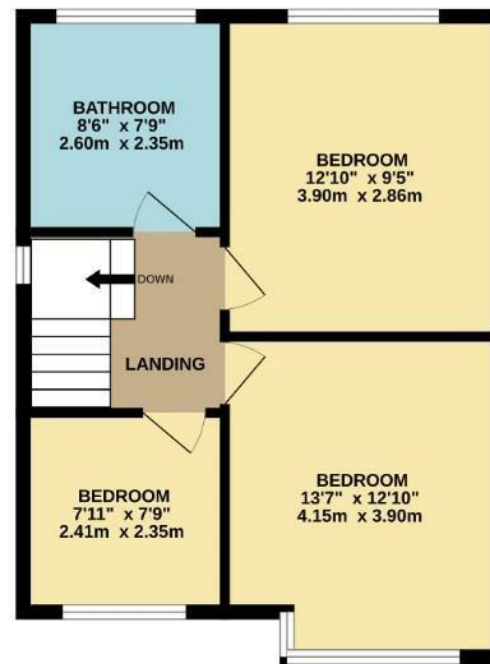
Appointed to a high standard and offering extended accommodation, this semi detached home is situated in the highly sought after and established area of Woodsmoor. Benefiting from being tastefully maintained throughout combined with conservatory & extended breakfast kitchen, this property would suit a wide range of families. An internal inspection will briefly reveal, Entrance hall with downstairs wc, living room, dining room and conservatory & breakfast kitchen (complete with Kenwood fridge/freezer, Beko oven, Lamona microwave, Lamona five-ring gas hob, and Indesit dishwasher). On the first floor, a landing opens in to three bedrooms (all with fitted bedroom furniture) and refitted bathroom with three piece suite in addition to a step-in shower cubicle. A boarded loft is also provided with light and power. Externally to the front of the property there is a driveway providing off road parking and leading to a single garage plus a lawned garden. To the rear a mature and enclosed garden lined with shrubbed borders and resin patio. UNFURNISHED. AVAILABLE: IMMEDIATELY



GROUND FLOOR  
880 sq.ft. (81.8 sq.m.) approx.



1ST FLOOR  
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 1339 sq.ft. (124.4 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.

