



3 Bath Crescent, Cheadle Hulme, Cheshire, SK8 7QU

*mosley jarman*

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**£1,700 Per Calendar Month**

- Heating - Gas central heating (radiators)
- Mains - Gas, Electric, waters and drains
- EPC rating - D (67/83)
- 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 - Low Risk (Surface water), Very Low Risk (sea and rivers)\*\*
- Water Meter- Present at Property.
- Broadband providers - Openreach- FTTP (Fibre to the Premises). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for Virgin Media, 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 buyers to do their own checks before committing to purchase. \*\* Information provided by GOV.UK





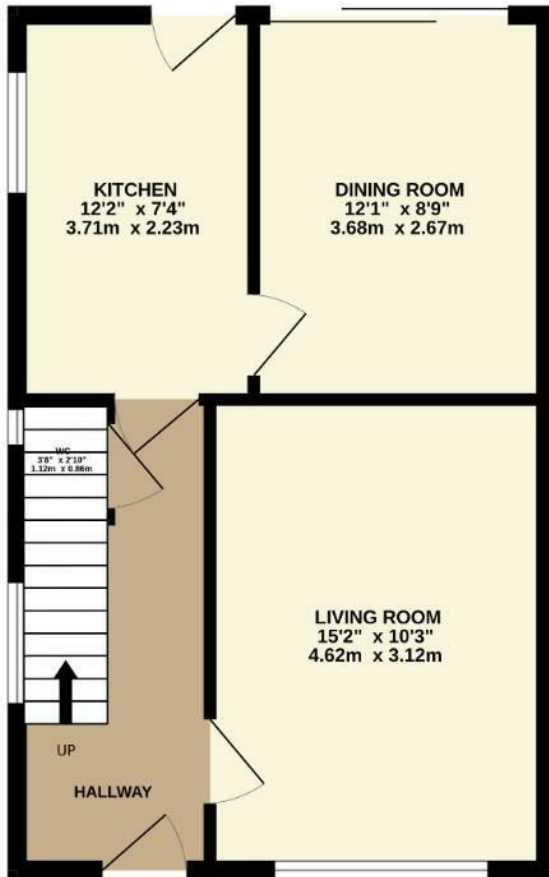
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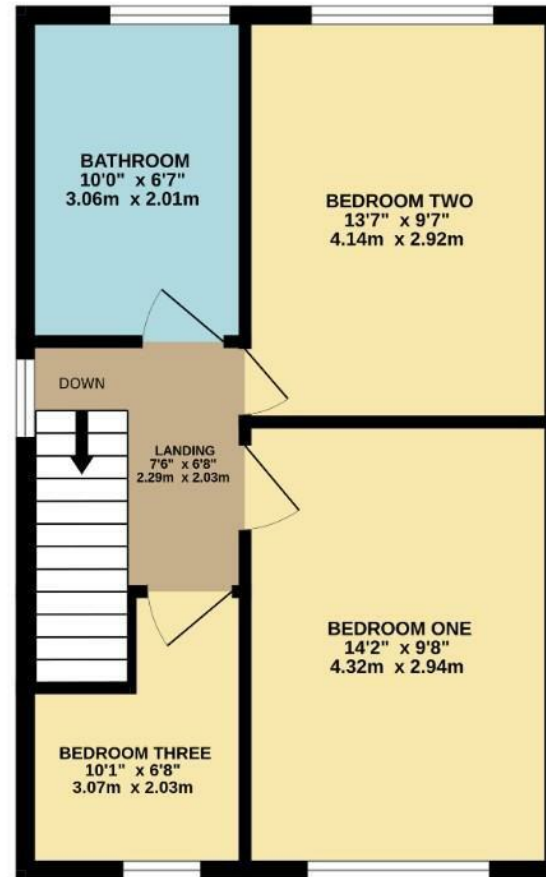
A well presented three bedroom semi-detached family home situated in a quiet cul-de-sac location on the extremely popular Hursthead Estate close to the centres of Bramhall and Cheadle Hulme as well as being in the school catchment area for Hursthead Primary School and Cheadle Hulme High School. The property benefits from off road parking, detached garage, UPVC double glazing, gas fired central heating (run by a combination boiler) and South facing garden. The accommodation includes; hallway (with wall mounted radiator and down stairs wc), living room, kitchen (fitted with stylish matching wall and base units, space for appliances and access to garden) and dining room (with sliding doors onto the garden). To the first floor is a landing (with loft access), three good sized bedrooms and a family bathroom (fitted with three piece suite, separate shower enclosure, fully tiled walls and floor and heated towel rail). UNFURNISHED. AVAILABLE: Immediately



GROUND FLOOR  
428 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR  
428 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 855 sq.ft. (79.5 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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226 Moss Lane, Bramhall, Cheshire, SK7 1BD  
Tel: 0161 439 5658 Email: [bramhall@mosleyjarman.co.uk](mailto:bramhall@mosleyjarman.co.uk)  
[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.

