



14 Roche Gardens, Cheadle Hulme, Cheshire, SK8 7QT

*mosley jarman*



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**£2,250 Per Calendar Month**

- Parking - Off road parking for two cars & Single garage
- Heating - Gas central heating
- Mains - Gas, electric, water and drainage
- EPC rating - To be confirmed
- 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](http://www.stockport.gov.uk/garden-waste)
- \*\*Flood Risk - There is a very low flood risk for this property.
- \*Broadband providers - Openreach, and Virgin Media. You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for EE, and Three.
- \*Mobile providers- Limited access to EE, O2, Three, and Vodafone
- \* Information provided by Ofcom checker and isn't guaranteed. Mosley Jarman take no responsibility for any inaccuracies and advise potential tenants to do their own checks before committing to renting the property. \*\* Information provided by GOV.UK



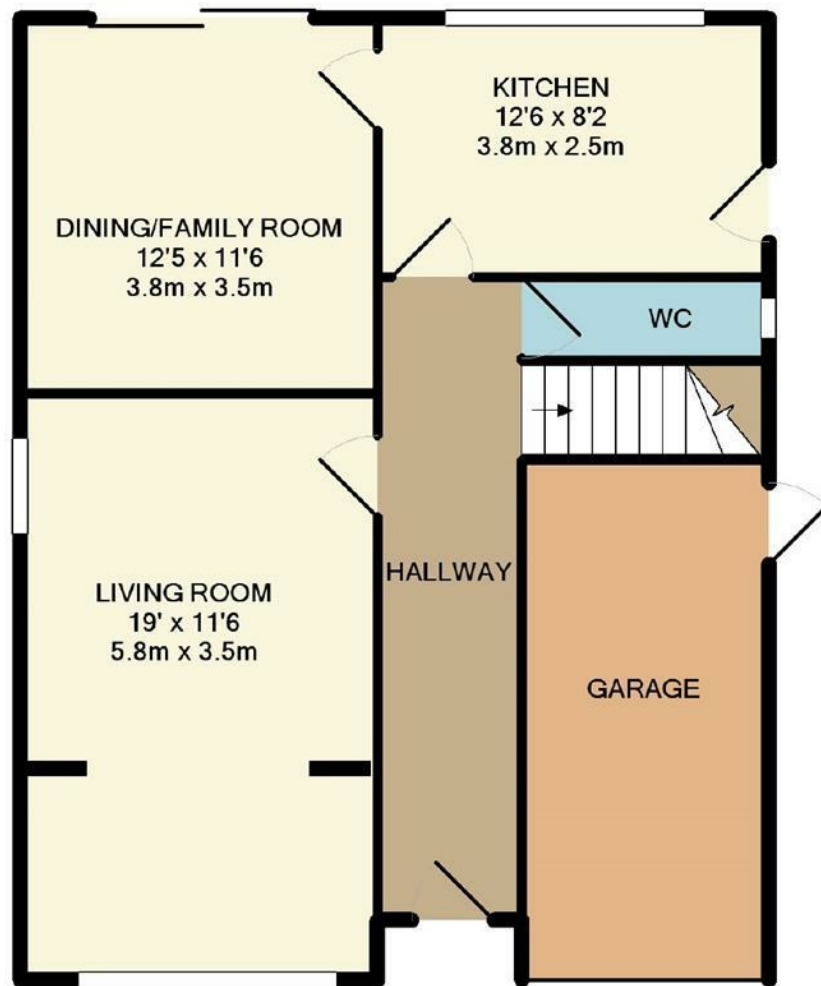




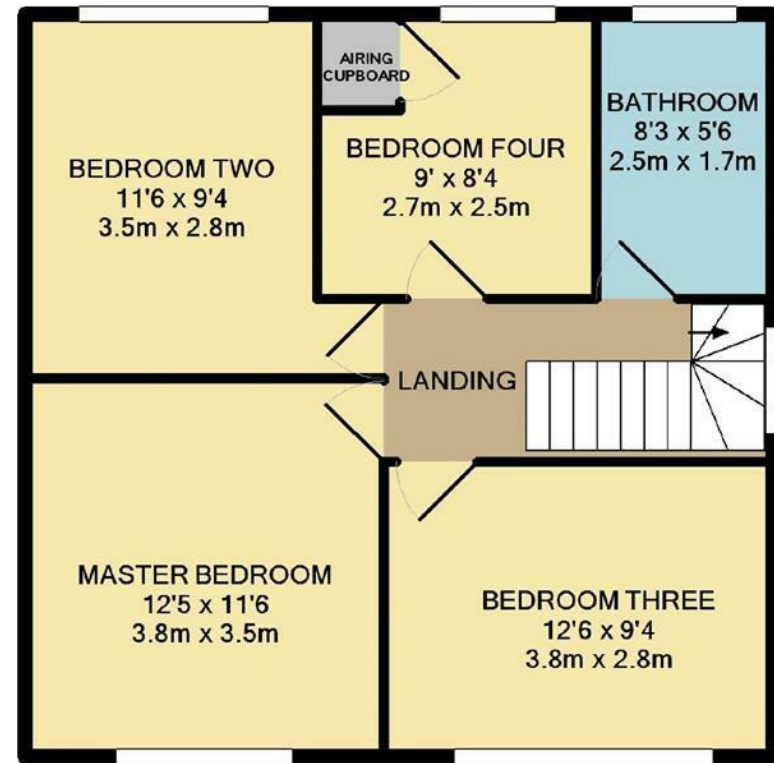
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A well-proportioned four bedroom detached family home situated in a quiet cul-de-sac on the Hursthead estate close to the centre of Bramhall and Cheadle Hulme villages and within the catchment for Hursthead Primary School and Cheadle Hulme High School. The accommodation includes: a hallway, downstairs WC, living room (with feature solid fuel burner), family/dining room (with access to the garden via sliding patio doors), kitchen (with matching wall and base units, complete with washing machine, dishwasher, fridge freezer, ceramic hob and double oven) and a garage. To the first floor there is a spacious landing (with loft access), bedroom one (with fitted wardrobes), three further bedrooms and a modern bathroom (with matching three-piece suite, with shower over the bath and heated towel rail). Outside, there is a driveway to the front providing off road parking for two cars and to the rear is a garden which is mainly laid to lawn with plants, borders and bushes and a patio area. UNFURNISHED. AVAILABLE: IMMEDIATELY





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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