



17 Pine Lodge 41 Dairyground Road, Bramhall, Cheshire, SK7 2HS

*mosley jarman*



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**£1,100 Per Calendar Month**

- Parking - On road parking & Single garage
- Heating - Gas central heating
- Mains - Gas, electric, water and drainage
- EPC rating - D (65/77)
- Council Tax band - B (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- Likely access to EE, and Vodafone. Limited access to O2, and Three
- \* Information provided by Ofcom checker and isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential tenants to do their own checks before committing to renting the property. \*\* Information provided by GOV.UK





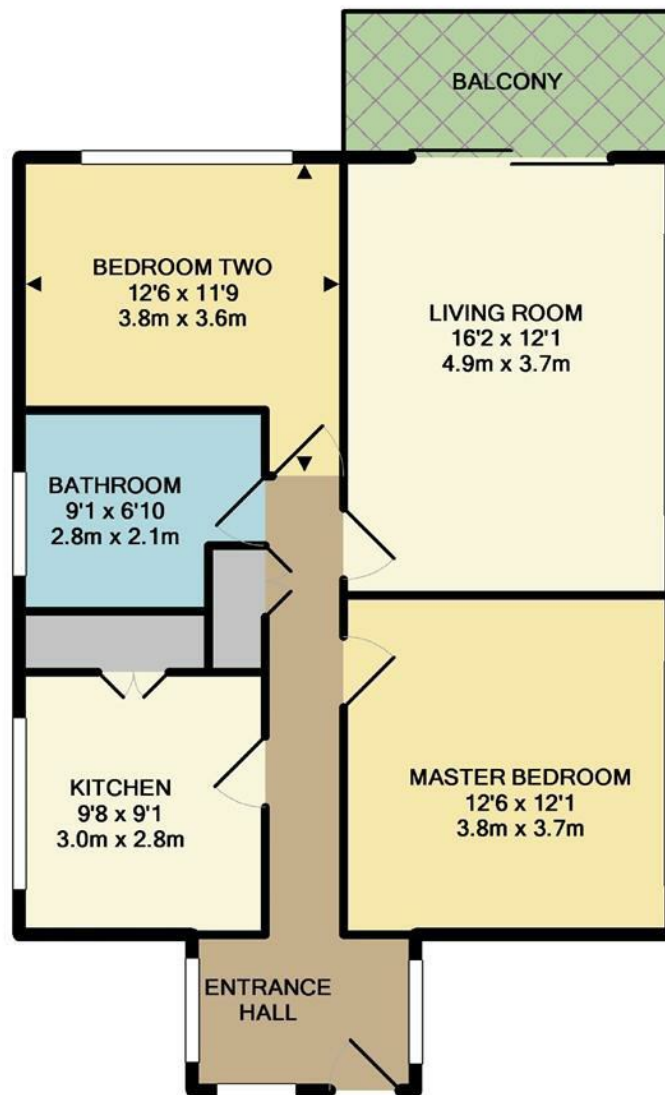


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A superb two double bedroom second floor apartment situated in a small development of apartments close to Bramhall village, train station and local amenities. The property benefits from communal parking, private single garage, UPVC double glazing, gas central heating and pleasant, well maintained communal grounds. The accommodation accessed via a video entry phone system briefly comprises. Entrance hall, living room with balcony area overlooking school playing fields, fitted kitchen complete with appliances (electric oven, electric hob, fridge freezer and washing machine), two double bedrooms and bathroom with bath and shower cubicle. Double glazing and gas central heating. Communal gardens surround the property and there is a single garage within a garage block. UNFURNISHED. AVAILABLE: IMMEDIATELY





TOTAL APPROX. FLOOR AREA 735 SQ.FT. (68.3 SQ.M.)

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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**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.

