



4 Merlin Close, Woodford, Stockport, SK7 1SU

mosley jarman

4 Merlin Close, Woodford, Stockport, SK7 1SU

£2,000 Per Calendar Month

- Well-appointed and deceptively spacious family home
- Set within the Woodford Garden Village development
- High standard of accommodation arranged over three levels
- Enclosed South facing rear garden
- Four bedrooms (two with fitted wardrobes)
- Main bedroom with ensuite shower-room
- Quality fitted family dining kitchen
- Attractive living room opening out to the garden
- EPC rating: B. Council Tax Band: D (stockport)
- NO PETS



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Set within the popular Woodford Garden Village development, constructed by Redrow Homes, this end-terrace home enjoys accommodation arranged over three levels. This well-appointed and deceptively spacious home would offer a wide range of tenants an excellent home and needs to be viewed to fully appreciate the size and high standard of family accommodation offered within. On the ground floor an entrance hallway, provides access to a downstairs wc, quality family dining kitchen, with integrated dishwasher, fridge and freezer, along with a double oven, four ring gas hob and extractor hood. There is also laundry cupboard with plumbing for a washing machine and a space for a tumble dryer. An attractive sized living room is at the back of the house, taking advantage of the outlook over the south facing rear garden, which can be accessed through double-glazed French doors. A stairway leads up to the first floor landing which opens into three good sized bedrooms (one with fitted wardrobes) and family bathroom with plumbed in shower unit and shower screen over the bath. A second stairway leads to the second floor where you will walk in to the main bedroom with fitted wardrobes and an en-suite shower-room. Warmed by gas central heating and with double-glazing throughout. All the ground floor rooms have fitted light reducing blinds and all the bedrooms have got blackout roller-blinds fitted. To the front there are two parking spaces along with a small lawn garden. A gate opens through to the side of the house leading to the south facing rear garden which is laid mainly to lawn with patio area and garden shed. The rear garden is fully enclosed. UNFURNISHED. AVAILABLE: 27th MAY 2024

IMPORTANT INFORMATION

Parking - Two parking spaces at the front of the house

Heating - Gas central heating

Mains services - Gas, Electric and Water

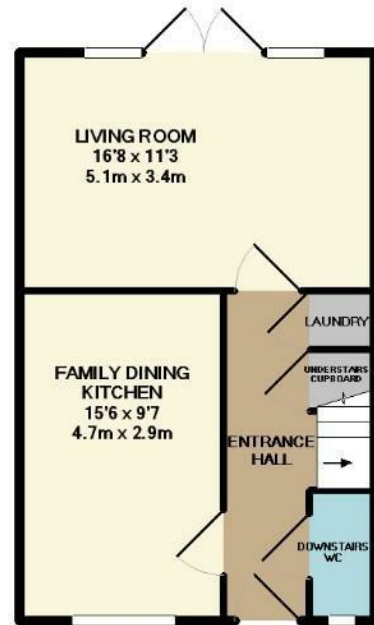
Broadband providers - Virgin Media and Openreach. You may also be able to obtain broadband service from these Fixed

Wireless Access providers covering your area for EE

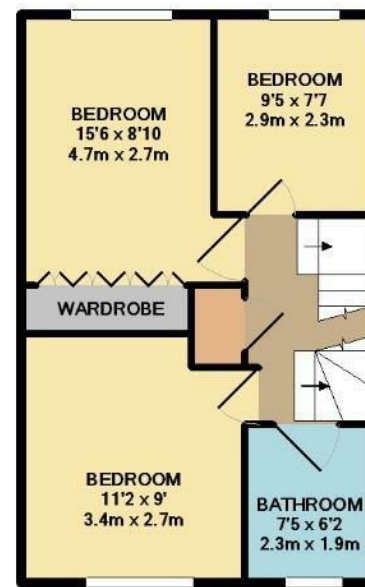
Mobile providers - Likely coverage by EE, Three, O2 and Vodafone

*Broadband and mobile providers information taken from the Ofcom mobile and broadband checker





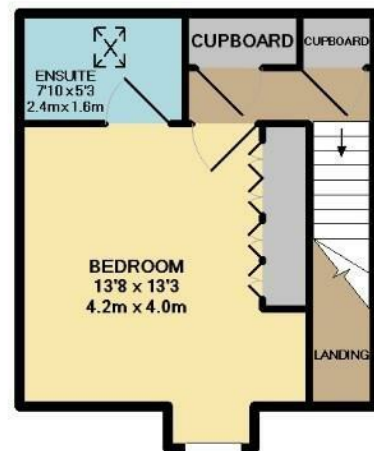
GROUND FLOOR
APPROX. FLOOR
AREA 446 SQ. FT.
(41.5 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 446 SQ. FT.
(41.5 SQ. M.)

TOTAL APPROX. FLOOR AREA 1210 SQ. FT. (112.4 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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2ND FLOOR
APPROX. FLOOR
AREA 317 SQ. FT.
(29.5 SQ. M.)

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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 property are based 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.

