

**£1,300 per month**  
Linden Grove, Woodsmoor, Stockport, SK2 7JR



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Situated in a cul-de-sac location in this popular area number 58 offers tastefully appointed three bedroom accommodation complemented by a good size rear garden.

You will know that Woodsmoor is a well regarded residential area. It offers convenient access to a host of local amenities, Woodsmoor Train Station and local schools including Great Moor Primary School, Stockport School and Stockport Grammar.

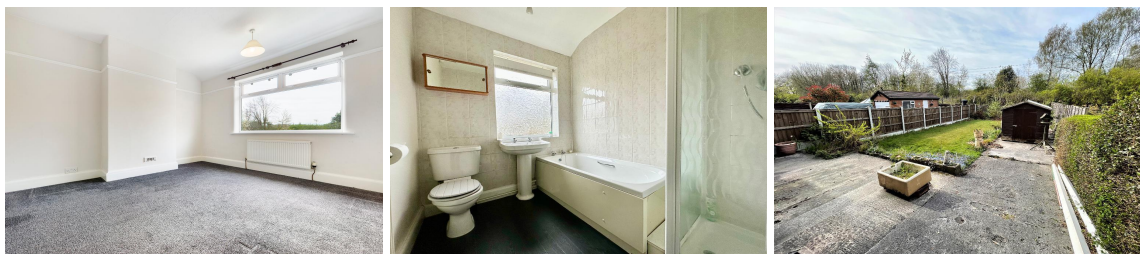
An entrance hall greets you as you first enter this home. From here you can access the good size lounge and separately the dining kitchen with high gloss white units and breakfast bar.

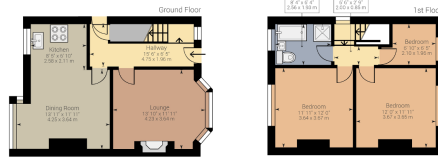
Head upstairs from the hall, the property has three bedrooms. A four piece bathroom/w.c. with bath and separate shower completes the first floor accommodation.

Council Tax Band B

EPC Band D

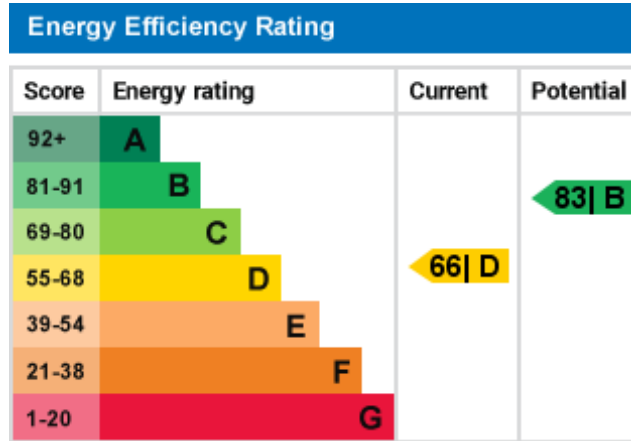
Deposit: £1500





Approximate net internal area: 895.03 ft<sup>2</sup> / 83.15 m<sup>2</sup>  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.

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Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

For more details please call us on **0161 260 0444** or send an email to [enquiries@warrensonline.co.uk](mailto:enquiries@warrensonline.co.uk).