



Linden Grove, Stockport, Cheshire

£1,300 per month
Unfurnished

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

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£1,300 per month Unfurnished

*** ZERO DEPOSIT GUARANTEE
AVAILABLE *** COMPLETELY RENOVATED
THROUGHOUT *** NEW FLOORING ***
THREE BEDROOMS *** GOOD SIZED REAR
GARDEN *** POPULAR WOODSMOOR
LOCATION *** CLOSE TO TRAIN STATION
*** EPC GRADE = D *** AVAILABLE NOW! ***

Ground Floor

Porch
Newly built porch leading into the entrance hall of the property.

Entrance Hall
Stairs to the First Floor. Doors to the Kitchen and Living Room. Radiator. New flooring.

Living Room
11'11" x 11'9" (3.63m x 3.58m)
Double glazed window overlooking the front aspect. Decorative fireplace. Radiator. New flooring.

Open Plan Dining Room / Kitchen
23'6" x 11'11" (7.16m x 3.63m)
Bay window over looking the private garden to the rear of the property, carpeted flooring, ordinal coving and double radiator.
Brand new white Kitchen, eye and base level units with complimentary work tops. Sink, drainer and mixer tap. Tiled splashback. Wall mounted boiler. Under stairs storage cupboard with space for washing machine. Vertical radiator.

First Floor

Bedroom One
12' x 11'2" (3.66m x 3.4m)
Double glazed window overlooking the front aspect. Radiator. Brand new carpets.

Bedroom Two
12' x 11'2" (3.66m x 3.4m)
Double glazed window overlooking the rear aspect. Radiator. Brand new carpets.

Bedroom Three
8'7" x 7'2" (2.62m x 2.18m)
Double glazed window overlooking the front aspect. Radiator. Brand new carpets.

Bathroom
8'3" x 7'2" (2.51m x 2.18m)
Double glazed frosted window overlooking the rear aspect. Brand new bathroom. Four piece suite comprising; low level wc, hand wash basin with cabinet below, separate shower cubicle and tiled bath. Tiled flooring and walls. Chrome towel rail.

Outside
To the front there is a low maintenance garden, pathway to the rear. Enclosed by fencing there is a lawed garden to rear with substantial patio area.

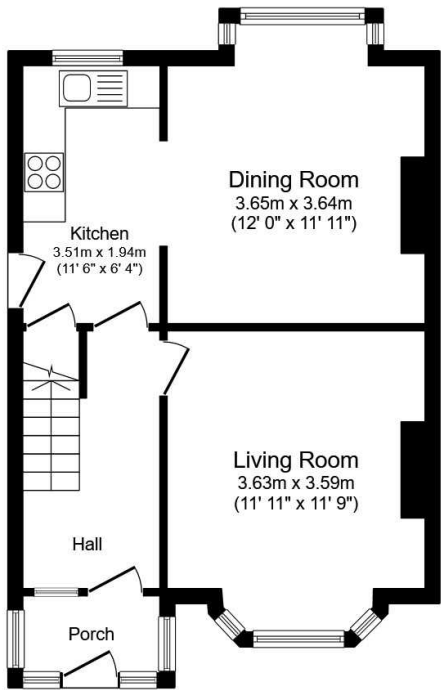
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All Measurements
All Measurements are Approximate.

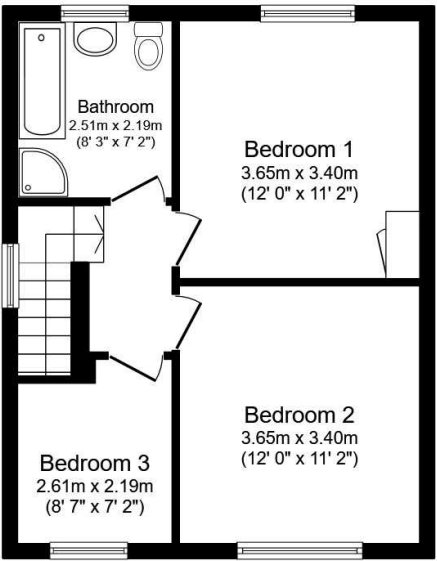
Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area 88.9 sq.m. (956 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com

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