



# Linden Grove

Stockport



£1,500 Per month

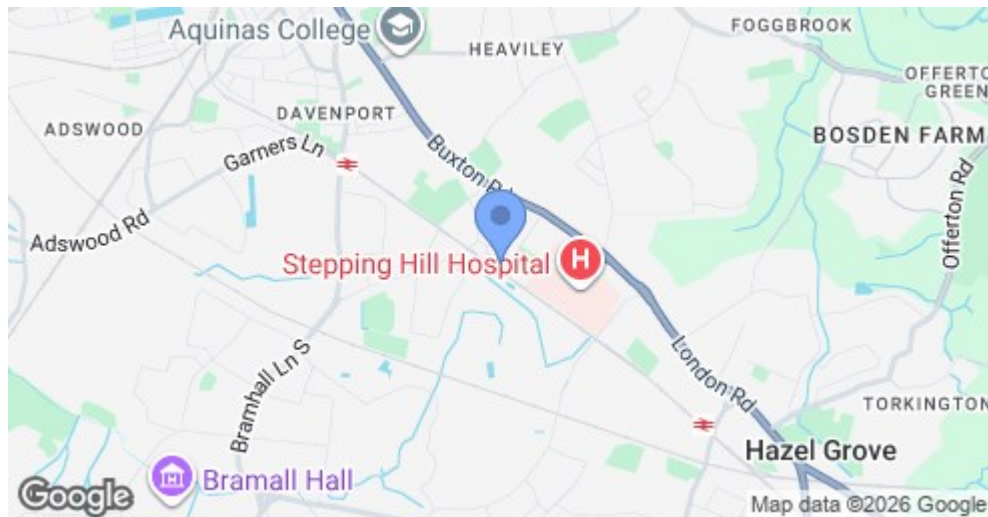
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**SPENCER HARVEY**

PASSIONATE ABOUT PROPERTY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			EU Directive 2002/91/EC 

## PROPERTY DESCRIPTION

**\*\*BEAUTIFULLY PRESENTED\*\* AVAILABLE MID MAY\*\* 3 BEDROOMS\*\* UNFURNISHED\*\***

This perfectly positioned 3 bedroom Semi-Detached home backs onto Great Moor Park it's just a stones throw from Woodsmoor railway station and the main A6 which offers a range of schools both public and private catering for all ages including Stockport Grammar School, there are a range of supermarkets including Morrison's local and Sainsbury's and not to forget the bus routes with access directly into Hazel Grove, Stockport and Manchester Centres. Stepping Hill Hospital can also be accessed at ease making this the ideal location for any employees.

This fantastic property comprises in brief; Welcoming entrance hall, good size lounge, stylish fully fitted kitchen with American fridge/freezer, open dining room, modern bathroom suite with shower, large master bedroom, spacious second bedroom and ample sized third bedroom. Externally the property comprises in brief; well maintained private rear garden and set back low maintenance front garden.

### KEY FEATURES

- Available January
- Unfurnished with white goods
- Private Garden
- Perfect Location
- Council Tax Band A
- Two double bedrooms and a single

**LET AVAILABLE DATE:**

18th May 2026

**DEPOSIT:£1,730**

**MIN TENANCY: Add Text**

**LET TYPE: Add Text**

**FURNISH TYPE: Unfurnished**

**EPC RATING:**

E

**COUNCIL TAX**

**BAND:**

A

