



STOCKPORT ROAD, CHEADLE, GREATER
MANCHESTER, SK8

***** EXCELLENT FAMILY HOME *** LOCATED CLOSE TO CHEADLE VILLAGE ***
SCHOOLS WITHIN SHORT DISTANCE *** TWO MINS DRIVE TO M60 *** EASY
ACCESS TO ALL LOCAL AMENITIES *** TWO GOOD SIZED BEDROOMS *** LOFT
CONVERTED *** REAR GARDEN *** FULL DOUBLE GLAZED *** GAS CENTRAL
HEATED *** AVAILABLE NOW *****

£1,100 pcm TWO BED TERRACED IN CHEADLE





Lancashire properties are delighted to present this TWO BED TERRACED property to let in a quiet, yet demanding residential area of Cheadle, SK8. Excellently situated with the following benefits:

- Short walking distance to Cheadle Village with access to local cafes/takeaways.
- Close to all local amenities which includes Tesco Extra, Morrisons, B&M Store etc.
- Centrally located with easy access to local schools surrounding the property such as Meadowbank Primary School, Cheadle Heath Primary School, Ladybridge Primary School as well as many others.
- A 2 minute driving distance to the M60 motorway.
- Walking distance to the highly rated Abney Hey Park.

Briefly comprising of a Reception/Dining Room and an open plan Kitchen on the ground floor, whereas two good sized bedrooms and a family bathroom are on the first floor. Additionally there is a converted loft with pull ladder and sky window ideal for storage / office space. Ideally suited for a small family looking to reside in a property centrally located to all amenities, schools and local green spaces.

A beautiful, modern property. Kitchen units comprising of wall & base units incorporating a bowl sink with drainer & mixer tap alongside a gas HOB with extractor hood and electric oven. Bathroom includes a WC, Wash Basin and a shower cubicle fitted with shower mixer. Laminate flooring on the ground floor, with tiled kitchen, whereas the bedrooms are carpeted. Modern decor throughout. Externally, there is a decent size rear garden to enjoy the sunny summers.

The property will come unfurnished with white goods only (gas cooker, fridge-freezer and washing machine).

Bills are not included in the rent.

No smoking allowed inside the property.

Rent and five weeks deposit payable. References and guarantor could be required.

A property not to be missed! Book now to avoid any disappointment! Viewings highly recommended!

PLEASE NOTE:

To make an offer for this property and to ensure the applicant is eligible, the applicant should meet the following affordability benchmark. This will ensure they meet the landlords expectations and pass through our referencing procedure. The applicant must be in full time employment, have been in their current role for more than 6 months. If the applicant does not meet landlord's requirements, they must provide a UK home owner guarantor. To ensure the guarantor is eligible, the guarantor must be in full time employment or they should own a property in UK. If the applicant can't provide a suitable guarantor, the only option is to pay the full rental term in advance, for example, 6 months or 12 months rent in advance.

When making an enquiry, please confirm your ideal move in date and that you can meet the above affordability criteria, this helps speed up the enquiry process and will ensure you get a viewing quickly.



If you have viewed the property, made an offer and the landlord has accepted, you will then be invited to reserve the property. To reserve a property, a holding fee, equivalent to one weeks rent is required. The holding fee will then contribute towards your five weeks deposit amount. If you decide to withdraw from the letting then holding fee will be non refundable.

Council Tax Band: A (Stockport Council)

Deposit: £1,384

Holding Deposit: £276

Garden details: Rear Garden





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only
Lancashire Properties

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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.