

JULIAN WADDEN



Cresswell Grove West Didsbury

£1,600 Per calendar month



Cresswell Grove West Didsbury

A stunning, three double bedroomed family home which has been renovated to the highest of specifications. Situated in the heart of fashionable West Didsbury and within a short stroll of excellent Schools and the Metrolink this property is ideal for families and professionals. This stylish accommodation is offered furnished and comprises of; entrance hallway, W.C and storage room, dual aspect sitting room and amazing open plan kitchen/dining room with patio doors on to the rear garden. To the first floor there are three well proportioned double bedrooms and a contemporary four piece family bathroom. Outside there is off-road parking to the front and a rear garden. EPC Rating D.

Square Footage: 1120
Council Tax Band: C
Sat Nav Directions: M20 2NH



GROUND FLOOR
 APPROX. FLOOR
 AREA 656 SQ.FT.
 (60.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1120 SQ.FT. (104.0 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.
 Made with Metropac 12/2018

Energy Efficiency Rating		Current	Potential
<i>(Not energy efficient - lower running costs)</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	85
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>(Not energy efficient - higher running costs)</i>			
England & Wales		EU Directive 2002/91/EC	

RESERVING A PROPERTY - CHARGES TO TENANTS

An administration fee equivalent to 60% of the rent inclusive of VAT will be payable upon your application being accepted. Should the tenancy not proceed this charge is non-refundable.

(For example, if the rent is £600 per calendar month the application fee would be £360 inclusive of VAT)

The balance of the deposit (1 months rent plus £150.00 unless otherwise stated) and the first months rent are required in cleared funds prior to the start date of the tenancy.

Please note these particulars have been prepared as a general guidance only. Room sizes should not be relied upon for furnishing purposes and are approximate. Floor plans are for guidance and illustration only and may not be to scale. Neither Julian Wadden, nor the landlord, accept any responsibility in respect of these particulars.

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WWW.STOCKPORTPROPERTYBLOG.COM

