

JULIAN WADDEN



Buxton Road High Lane

£795 Per calendar month



Buxton Road High Lane

AVAILABLE FROM MID MARCH is this well presented two double bedroomed semi-detached property which has been finished to a modern standard throughout.

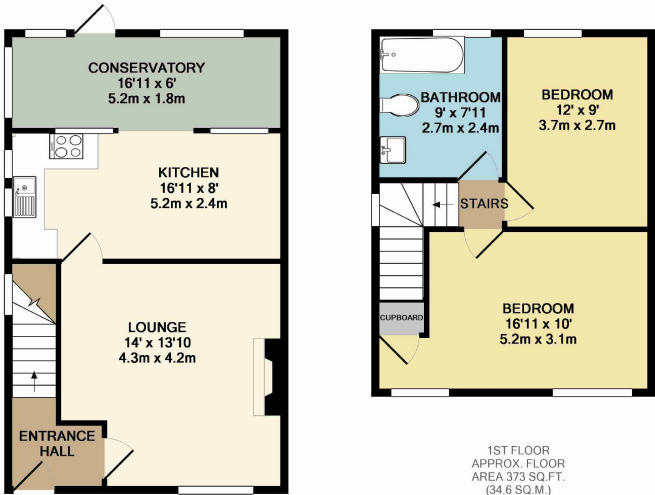
Ideally located in the centre of High Lane and close to the new bypass road which connects you to Manchester Airport within 20 minutes this property comprises of; an entrance hall, spacious lounge with feature fireplace and useful under stairs storage, the kitchen/diner benefits from ample worktop and storage space, there is also room for a formal dining table, a generously sized conservatory overlooks the rear garden.

The second floor reveals two double bedrooms and a modern fitted, larger than average family bathroom.

Externally the property offers off road parking for two cars at the front and a front garden with a mature hedge, the rear offers a garden which is mainly laid to lawn and patio area.

PROPERTY IS UNFURNISHED

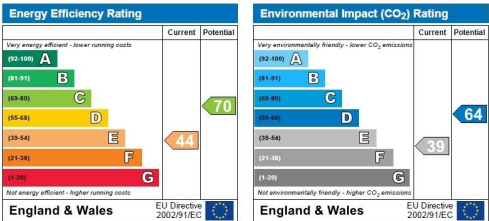
Square Footage: 846
Council Tax Band: C
Sat Nav Directions: SK6 8BH



TOTAL APPROX. FLOOR AREA 846 SQ.FT. (78.6 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

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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.

Marple Branch

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**JULIAN
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FOR FACTS STATS AND ALL THINGS MARPLE VISIT
WWW.MARPLEPROPERTYBLOG.COM

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