JULIAN WADDEN



Lockside Marple

£1,150 Per calendar month



Lockside Marple

In brief the accommodation comprises to the ground floor; entrance hall with slate tiled flooring leading through into the dining area which offers ample space for a formal dining table located just off the kitchen ideal for entertaining, with french doors leading onto the rear garden flooding the room with light and a great space in the summer. The lounge has been made open plan with a focal fireplace, creating a fluid and spacious reception space. The contemporary kitchen has been fitted with ample storage and workspace along with newly fitted dishwasher and AEG oven

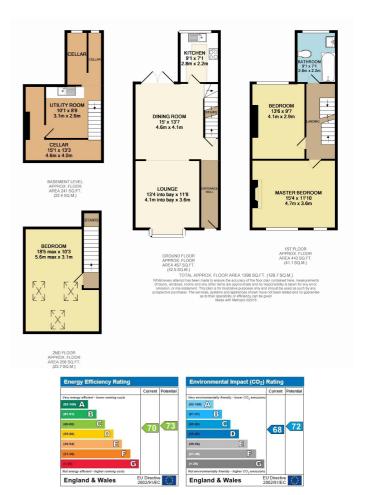
The first floor reveals two generously sized double bedrooms and a large modern family bathroom. The second floor has been converted into a spacious double bedroom with velux windows creating a pleasant and airy space. Externally, the rear of the property has been heavily landscaped to create a wonderful outdoor space with mature bedding areas giving extra privacy and seating areas design to truly enjoy the space. The front garden has also been landscape with climbing plants to compliment its Victorian features whilst enjoying the views and activity of the canals with all the wildlife. The landscaped gardens are maintain by the landlord, so no gardening required.

PROFESSIONALS ONLY. NO SMOKERS. NO PETS.

Council Tax Band: C Sat Nav Directions: SK6 6BN







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

