

# JULIAN WADDEN



**Hibbert Lane Marple**  
£950 Per calendar month



# Hibbert Lane Marple

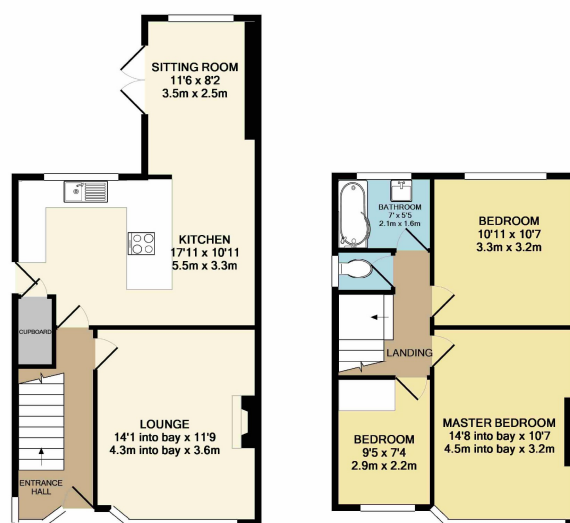
AVAILABLE AT THE START OF OCTOBER! An extremely well presented, bay fronted extended semi-detached home with three well proportioned bedrooms, ample off road parking and a landscaped rear garden.

In brief, this superb home offers to the ground floor an entrance hallway, with stairs to the first floor, leading into the well proportioned living room benefitting from a large bay window flooding it with light, the spacious modern fitted kitchen/diner has ample work and storage space, integrated WHITE GOODS and plenty of room for a formal dining table. The extension is at the rear of the property and is very versatile, it could be used as a study, dining area or a another family room. The first floor reveals three well proportioned bedrooms, two of which are healthy doubles and a single bedroom big enough for a bed and storage. The contemporary three piece family bathroom finishes off this floor.

Externally the property offers off road parking at the front for multiple vehicles and a landscaped rear garden with an enclosed lawned area.

NO PETS, NON SMOKERS, UNFURNISHED.

Square Footage: 948  
Council Tax Band: C  
Sat Nav Directions: SK6 7NT

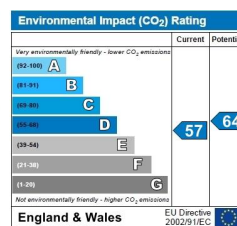
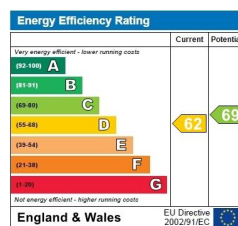


GROUND FLOOR  
APPROX. FLOOR  
AREA 521 SQ. FT.  
(48.4 SQ. M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 428 SQ. FT.  
(39.7 SQ. M.)

TOTAL APPROX. FLOOR AREA 948 SQ. FT. (88.1 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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.

UNFORTUNATELY THIS PROPERTY DOES NOT ACCEPT APPLICATIONS FROM APPLICANTS IN RECEIPT OF BENEFITS

Marple Branch

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**JULIAN  
WADDEN**

FOR FACTS STATS AND ALL THINGS MARPLE VISIT  
[WWW.MARPLEPROPERTYBLOG.COM](http://WWW.MARPLEPROPERTYBLOG.COM)

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The Property  
Ombudsman