

JULIAN WADDEN



Stone Row Marple

£1,100 Per calendar month



Stone Row Marple

Situated on the private and sought after Stone Row is this three bedroom detached property. Offering spacious accommodation throughout and ideally located within walking distance to Marple town centre, train station and local country walks.

This desirable family property offers an inviting entrance hallway, the two spacious double bedrooms are situated at the front of the property with ample space for a double bed and furniture, the modern fitted family bathroom comes complete with walk in shower. The kitchen/diner has granite worktops with ample storage space and cupboards. Some white goods are being included, these are a washing machine and tumble dryer, there is also space and plumbing for a dishwasher. The light and airy lounge comes complete with dual aspect windows and feature fireplace.

The first floor reveals a large master bedroom and a modern fitted ensuite shower room.

Externally the property offers a well maintained mature rear garden with raised decking area giving you great views over the local countryside. The front and side gardens are again well maintained and laid to lawn. The single garage is attached to the property and is great for storage, off road parking is at the front and has enough space for two vehicles comfortably.

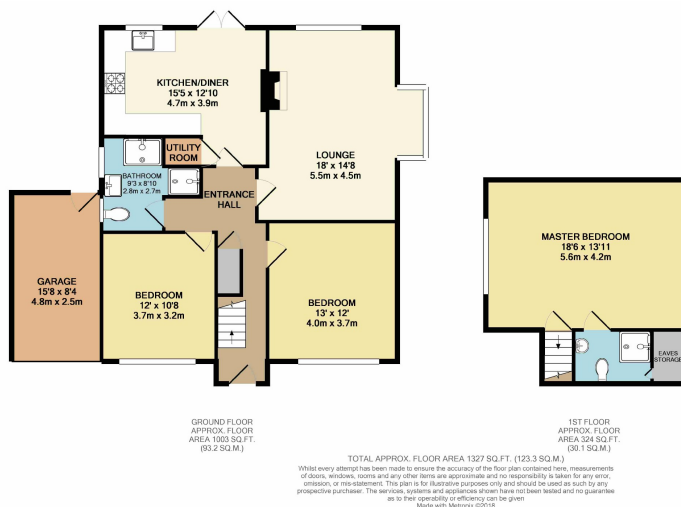
AVAILABLE MID FEBRUARY 2019. MINIMUM 12 MONTH TENANCY

EPC RATING - 41

Square Footage: 1327

Council Tax Band: E

Sat Nav Directions: SK6 7DQ



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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