

JULIAN WADDEN

ESTATE AGENTS AND LETTING AGENTS



14 Martham Drive, Offerton, Stockport

£1,100 Per calendar month



14 Martham Drive | Stockport

AVAILABLE FROM THE 6TH AUGUST is this four bedroom detached property. Offering plenty of space for the whole family, two bathrooms and a large conservatory on the side which would act as another reception room.

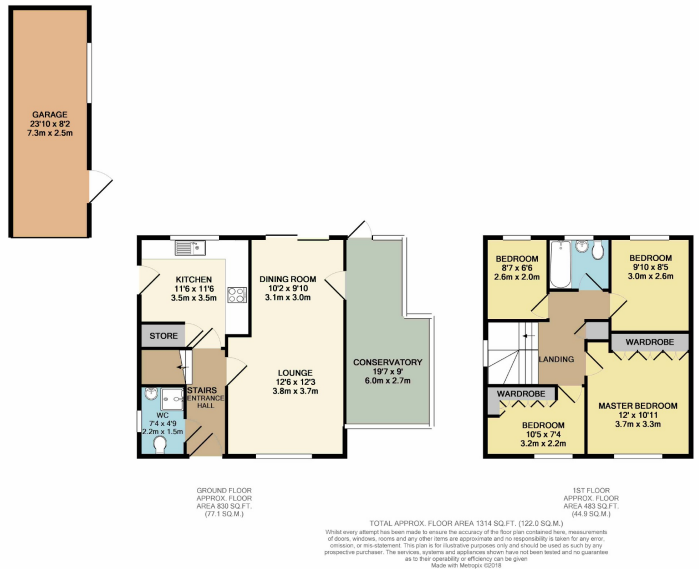
The ground floor reveals; an entrance hallway with the modern fitted shower room just off it. The through lounge/dining room is a great place for the whole family and benefits from French doors that lead onto the rear garden. The kitchen has ample worktop and storage space and will come complete with WHITE GOODS. The conservatory which spans over 19 feet in length has been built onto the side of the property and can be used as another reception room.

The first floor reveals two double bedrooms and two further single bedrooms, three of which have built-in wardrobes. The family bathroom completes the floor.

Externally the property provides off-road parking for two cars, a front lawn garden surrounded by bushes and a generously sized rear garden with lawn and patio area. A single detached garage can also be found, very handy for storage.

OFFERED PART FURNISHED IF NEEDED, WHITE GOODS INCLUDED, 1 SMALL DOG ACCEPTED, NO SMOKERS

Square Footage: 1314 Council Tax Band: D
Sat Nav Directions: SK2 5XZ



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

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Please note these particulars have been prepared as a general guidance only. A survey has not been carried out, nor services, appliances or fittings tested. 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 & Co, nor the vendor, accept any responsibility in respect of these particulars and if there are any matters likely to affect your decision to buy please consult your legal representative.

**JULIAN
WADDEN**

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

rightmove

The Property
Ombudsman