

JULIAN WADDEN



Martham Drive Offerton, Stockport

£1,100 Per calendar month



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AVAILABLE FROM THE 23RD FEBRUARY 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.

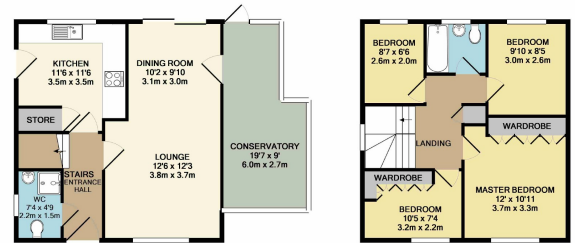
Externally the property provides off road parking for two cars, a front lawned garden surrounded by bushes and a generously sized rear garden with lawn and patio area. A single detached garage can also be found, very handy for storage.

12 MONTH TENANCY, WHITE GOODS INCLUDED, 1 SMALL DOG ACCEPTED, NO SMOKERS.

Square Footage: 1314

Council Tax Band: D

Sat Nav Directions: SK2 5XZ



GROUND FLOOR
APPROX. FLOOR
AREA: 628 SQ. FT.
(77.1 SQ. M.)

1ST FLOOR
APPROX. FLOOR
AREA: 463 SQ. FT.
(44.9 SQ. M.)

TOTAL APPROX. FLOOR AREA 1314 SQ. FT. (122.0 SQ. M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, doors 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 here are not guaranteed and no guarantee is given 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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The Property
Ombudsman