



17 HENSON GROVE, TIMPERLEY

TO LET

A spacious two bedroom bungalow situated within the ever popular village of Timperley. Internally the property features a kitchen, lounge, dining room, two bedrooms and a family bathroom with separate toilet. The property also benefits from a large loft.

There are gardens to the front and rear of the building with parking and single garage.

£1300 PCM exclusive of outgoings

ACCOMMODATION

LOUNGE

Large open lounge

DINING ROOM

Features shutters leading onto the kitchen and the lounge

KITCHEN

Large kitchen

BEDROOM ONE

Double bedroom

BEDROOM TWO

Small double bedroom

BATHROOM

WHB and shower with a separate toilet

GARDEN

Lawned garden to front and rear with parking at the front of the building and garage to the side

COUNCIL TAX

Trafford Borough Council - Band E

TENANCY

An Assured Shorthold Tenancy for an initial period of twelve months. Renewals possible thereafter subject to discussion and compliance with the tenancy terms. The rent will be payable monthly in advance. A deposit of five weeks rent is payable.

INSURANCE

The landlord is responsible for insuring the building and any of the landlords furniture/fittings. Tenants are obliged to take out their own contents insurance.



VIEWINGS

By appointment call our office on 0161 941 4228

DISCLAIMER

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Unless otherwise stated, all prices and rents are quoted exclusive of V.A.T.

ANTI MONEY LAUNDERING & RIGHT TO RENT

In accordance with legal requirements, prospective tenants will be required to provide proof of ID, address and meet the Right to Rent obligations.