



CHEQUERS ROAD
CHORLTON

£2,650

-  5 BEDROOMS
-  2 BATHROOMS
-  2 RECEPTIONS
-  EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS



Chequers Road, Chorlton, M21 9DY

PROPERTY DETAILS

****AVAILABLE NOW**** - VITALSPACE ESTATE AGENTS are pleased to offer for rental this impressive, extended, recently decorated, semi-detached family residence situated on one of the most sought after roads in Chorlton, Chequers Road. The property is situated within 200 yards of Beech Road with beautifully presented accommodation featuring a mixture of modern and period features arranged over three deceptively spacious floors. In brief, the ground floor comprises; a welcoming hallway, a stunning open-plan kitchen/living/dining room, with floor to ceiling bi fold windows overlooking the garden, and a useful utility room to the rear. A versatile second reception room currently used as a sitting room. To the first floor, a shaped landing provides entry into three of the five bedrooms alongside a contemporary family bathroom. Stairs rise from the first floor landing up to the second floor level where you will find two further good sized double bedrooms and a second bathroom. The property also benefits from a cellar, currently used by the landlord for storage. Externally, to the front of the property, there is a low maintenance garden with shrubbery and tree. To the rear there is a secluded, landscaped garden with a good sized paved patio area ideal for a table and chairs during those summer months. Gardens are maintained by a gardener (paid for by the landlord as necessary around 4 times per year). To the side, there is also an extensive driveway which can provide parking for up to three vehicles. Located on the ever popular tree lined Chequers Road in Chorlton within close proximity to schools, amenities and transport links including Chorlton Metro Station, cycle lanes to city and Chorlton Water Park. This property would ideally suit an array of tenants with easy access to the Airport, M56 and M60. The tenancy includes all white goods – 2 Miele ovens, induction hob (pans provided), washing machine, dryer, fridge/freezer, dishwasher and some pieces of furniture, including wardrobe storage and one double bed. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.

NOTE

This property is available NOW on a part furnished basis with a minimum 6 month tenancy. The rent will be payable monthly, in advance and will be exclusive of council tax and all other utilities. A security deposit of the equivalent of one month's rent plus £100.00 will be payable prior to the tenancy start date. Restrictions; Tenant(s) income no less than monthly rent x 30

Right to Rent in the UK checks will be completed via our referencing agency before a tenancy can be granted. All tenants over the age of 18 must provide original relevant identification documents at the point of submitting an application to rent. If your looking to apply for this property, please visit our website where you can complete our online rental application form.

NOTE

All photographs are provided for guidance only.
Redress scheme provided by: The Property Ombudsman
Client Money Protection provided by: Propertymark – C0124317

EPC Grade:- D
Council Tax Band - C
Tenure - Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		80	62
EU Directive 2002/91/EC			

