BEST
OVERALL BRANCH
OF THE YEAR
Gold 2019
in M41

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MOSS LANE
PARTINGTON

£725

3 BEDROOMS

1 BATHROOM

3 RECEPTIONS

AVAILABLE 07-04-2021

VITALSPACE
INDEPENDENT ESTATE AGENTS

Moss Lane, Partington, M31 4DP

AVAILABLE 07-04-2021 - A well presented larger than average mid terrace property located on Moss Lane in Partington. This attractive property is available now on an unfurnished basis and in brief, the accommodation comprises; porch, entrance hallway, good size living room, a modern fitted kitchen which opens into a dining room and inturn a conservatory. To the first floor there are THREE well proportioned bedrooms and a three piece family bathroom. There is off road parking to the front of the property whilst to the rear, a good sized part lawned part paved garden can be found enclosed by fencing to all sides. Located in the heart of Partington town centre within walking distance of the recently built shopping centre. Our Lady of Lourdes Catholic Primary School 0.2 miles and Broadoak School 0.4 miles. Partington also benefits from easy access to Lymm and is only a few minutes drive to the M60 motorway. This property is available from the 07-04-2021 and an internal inspection comes highly recommended.

NOTE

This property is available from the 07-04-2021 on an unfurnished 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; No Smokers, No Pets, 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. For further assistance in this regard, please contact our lettings department.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		88
(69 to 80) C	74	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		

England, Wales & N.Ireland — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO₂ emissions		
(92 to 100) A		
(81 to 91) B		87
(69 to 80) C	73	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO₂ emissions		

England, Wales & N.Ireland — EU Directive 2002/91/EC