



CROSS LANE WEST  
PARTINGTON

£1,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



# Cross Lane West, Partington, M31 4EU

## PROPERTY DETAILS

**\*\*AVAILABLE NOW\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for rental this recently decorated THREE BEDROOM semi detached family residence located on a popular Partington road. Benefits from new carpets & being sold with no vendor chain, therefore making an early completion date possible. In brief the accommodation comprises welcoming hallway, a good sized living room which opens into a dining room alongside a modern fitted kitchen. To the first floor, a shaped landing provides entry into three well proportioned bedrooms and a three piece bathroom. The property is uPVC double glazed and warmed by gas central heating throughout. Externally to the front of the property there is a mainly lawned garden along with a driveway providing ample off road parking. The driveway continues to the side and leads to the rear. To the rear there is an ornate garden with paved patio areas, all of which is fenced for privacy. This attractive property is located within minutes walk of Partington's town centre close to the recently built shopping centre, our Lady of Lourdes Catholic Primary School and Broadoak School. Partington benefits from easy access to Lymm and is just a few minutes drive to the M60 motorway. Available now on an unfurnished basis. An early viewing is recommended to avoid disappointment. Contact VitalSpace Estate Agents on for further information.

## NOTE

This property is available Now 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; 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.

## TERMS

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 - B  
Tenure – Leasehold

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+)	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	
68	84

England, Scotland & Wales

EU Directive 2002/91/EC

