

S. Kershaw & Sons

Chartered Surveyors

ESTABLISHED 1845

VALUERS & ESTATE AGENTS

TO LET



**34A ROCHDALE ROAD
MIDDLETON
MANCHESTER
M24 2PU**

DESCRIPTION:

A self contained flat situate above shop premises, being very convenient to the centre of Middleton, central heated, carpeted throughout and within close proximity all local services.

SITUATION:

From our Heywood Office travel towards Middleton along Middleton Road (A6046) through Hollins to the traffic lights at the junction with Rochdale Road. At the junction turn left towards Middleton and the property is situate on the right hand side, on the corner of Rochdale Road and Cheap Side.

48/50 Chapel Street
Manchester M3 1RJ
Telephone 0161 834 1191
Fax: 0161 831 7395

SKS

15 Hornby Street
Heywood, Lancs OL10 1AA
Telephone 01706 369141 (24hrs)
& 01706 360839
Fax: 01706 625894

ACCOMMODATION:

FIRST FLOOR

Lounge: (13'4" x 18'0") double glazed leaded PVC window to side of property, carpet, double radiator, TV aerial point, 2 double power points, one single power point, ceiling light.

Kitchen: (12'3" x 9'2") with built in electric hob, oven and grill, stainless steel sink unit, work surfaces, base and eye level cupboards, plumbing for a washer, four double power points, one single power point, radiator, upvc double glazed window to the front, half tiled walls.

Bedroom: Bay window with two double and one single built-in robe with corner cupboard and two drawers. Double power point, centre light and radiator.

Bathroom: (7'6" x 7'4") with three piece suite comprising of corner bath, wash basin and low down w.c., half tiled and mirror.

SERVICES: Gas, electricity, mains water and drainage.

COUNCIL TAX: Band A

TERMS: The property is to be let on an Assured Shorthold Tenancy for a term to be negotiated subject to deposit and references.

VIEWING: Strictly by arrangement with our Heywood Office.

RENTAL: £320 per calendar month
– 2 months rent deposit (£640) plus first months rent (£320 – making total £960)
Subject to Contract.

S Kershaw and Sons on behalf of ourselves and the Sellers or the Lessors of this property whose Agents we are give notice that :- 1. The particulars are a general outline of the property only for the guidance of intended Buyers or Lessors and do not constitute any part of an offer or a contract. 2. All descriptions, dimensions, references to condition and other details are given without responsibility any may not be relied on statements or representations of fact. Any reference to the use or occupation of the property or alterations does not imply that any necessary permissions have been obtained and any intended Buyer or Tenant must make his own enquiries. 3. Any Buyer or Tenant must satisfy himself by inspection or otherwise as to the correctness of any information provided. 4. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property.