

FIRST FLOOR SELF CONTAINED FLAT TO LET



42A CHURCH ROAD GATLEY

DESCRIPTION: This is a first floor self contained flat above a shop unit with separate access at the rear. The property has recently had installed gas central heating.

SITUATION: The premises are situated in the midst of the good Shopping area of Gatley. Church Road is off Gatley Road, (A.560) off Kingsway (A.34) which is the main thoroughfare into Manchester.

ACCOMMODATION:

Hall: With carpeted stairs leading to the first floor landing and two radiators.

Off the landing is the following accommodation: -

Front Bedroom: (6'3" x 11'0") with bay window overlooking Church Road. Centre light, carpet and power point. Radiator.

Front Living Room: (11'11" x 15'0") with bay window overlooking Church Road, telephone point, carpet, centre light, and power points. Double Radiator.

Rear Room: (14'3" x 12'5") with built in cupboard, built in double cupboard, shelves, centre lights, carpet and power points. Radiator.

Shower Room: (6'3" x 3'0") with shower cubicle with Gainsborough Impulse. Built-in vanity unit with wash basin and double cupboard beneath. Fully tiled, centre light, tiled floor and mirror above the vanity unit. Radiator.

W.C. Compartment: (3'2" x 3'9") with a low down w.c., part tiled and carpeted.

Rear Kitchen: (7'5" x 6'11") fully fitted with a range of base and wall units including five eye level cupboards, four base cupboards and 3 drawers. A built-in 'Homark' electric hob and combined oven and grill. Radiator.

Off is a w.c. compartment with a low down w.c.

SERVICES: Electricity, mains water and drainage.

OUTGOINGS: Council Tax Band A

VIEWINGS: By arrangement with our Manchester or Heywood Office.

TERMS:

The property is offered to let by way of an Assured Shorthold Tenancy for a term to be negotiated, subject to one months rental, deposit, one months rent in advance and references.

RENTAL:

£450.00 PER CALENDER MONTH

'Subject to Contract'

No DSS

DETAILS AMENDED 06.12.07

S. Kershaw & Sons has not tested any of the apparatus, equipment, fittings or services and cannot verify whether they are in working order. The Tenant is advised to obtain verification from