



drake & co
ESTATE AGENTS



6 CHURCH ROAD STOCKPORT

£800 Per

One ensuite room available in a shared house £800pcm. Newly renovated and luxury furnished throughout.

Tenant Requirements

Applicants must be able to demonstrate affordability and pass referencing checks. Self-employed applicants may be required to provide additional evidence of income, such as accounts or tax returns. Due to licensing restrictions, the rooms are only available for single occupancy and we are unable to accept joint occupiers or couples. Due to the property type and licensing requirements, pets are unlikely to be suitable.

Rent: £800 pcm

Deposit: 1 month's rent

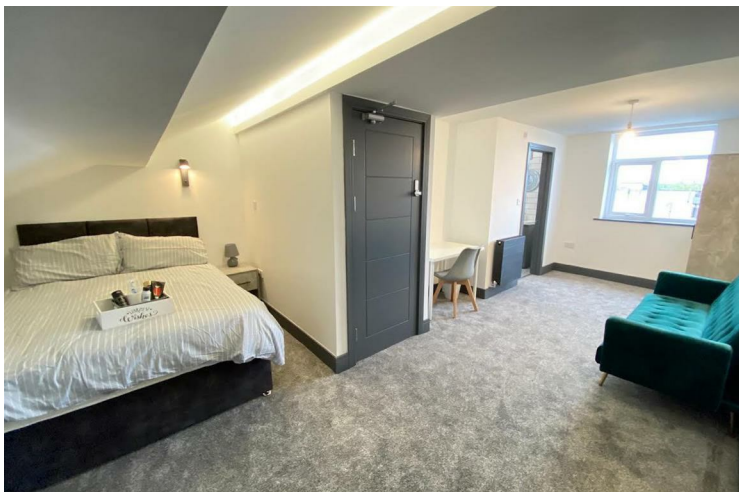
Holding Deposit: £100 holding deposit to secure the room following viewing.

All bills included in rent (council tax, gas, electric, Virgin high-speed internet, TV licence, water, and a weekly cleaner)

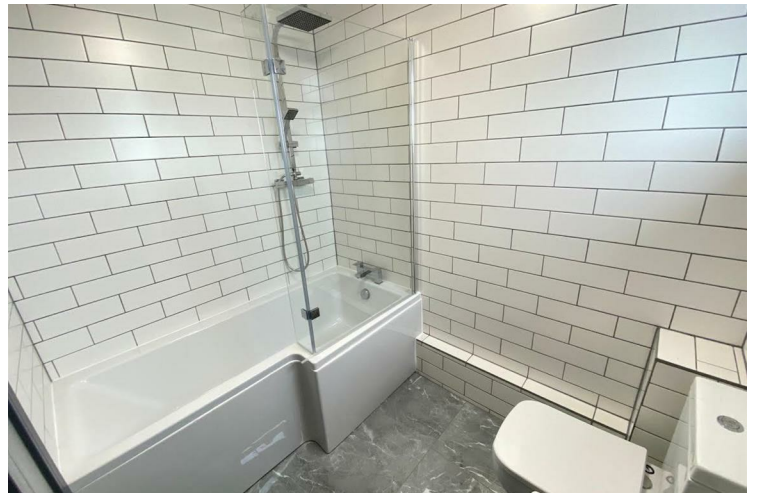
NEW TO THE MARKET.

- This exciting and stunning BRAND NEWLY RENOVATED double bedroom comes fully furnished throughout. With the added benefit of an ultra-modern ensuite and ALL BILLS INCLUDED.
- Including a modern kitchen/diner with everything you need and all brand new appliances, crockery, pots and pans.
- The property is ultra-modern throughout with a summer garden to the rear. Also includes a utility room and TV room with Netflix.
- All rooms come fully furnished with orthopaedic double beds, double wardrobe, bedside table, desk and chair, ideal for those working from home or studying.
- On hand maintenance team, CCTV security and on road parking.

Location



• 1 Bedroom • House







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

EPC Rating: C Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Drake & Co
Anson Parade
161a Dickenson Road
Rusholme
Manchester
M14 5HZ

0161 224 2134
info@drakes.co.uk
<https://www.drakes.co.uk/>

