



## 4 Brook Fold

Atherton, Manchester, M46 0FT

**£1,200 Per month**

Available from the 1st August 2024

\*Please note: A minimum income of £36,000 is required to pass affordability checks\*

Council Tax: BAND C

Deposit - £1,200.00

First Months' Rent - £1,200.00

Total Required To Move In - £2,400.00

HIGHAM ESTATE AGENTS are pleased to offer for RENT this immaculate three bedroom town house situated on the ever popular Gadbury Fold development in ATHERTON. Property in this location is extremely sought after, within a close proximity to local shops, amenities and transport links.

In brief the property comprises entrance hallway housing the stairs to the upper floor, door leading to the modern fitted kitchen located at the front of the property, the lounge is also accessed from the hallway benefiting patio doors over looking the rear garden and full length windows creating a light and airy space. To the first floor its the double size second bedroom, good size third bedroom and modern family bathroom. The third floor gives you the wow factor with a stunning master suite, comprising a large bedroom and spacious ensuite with shower.

Externally to the rear a simply stunning and private landscaped rear garden with lawned and patio areas. The front offers a lawned area and to the side of the property a separate driveway with detached single garage.

### Viewing

Please contact us on 01942 889080 if you wish to arrange a viewing appointment for this property or require further information.



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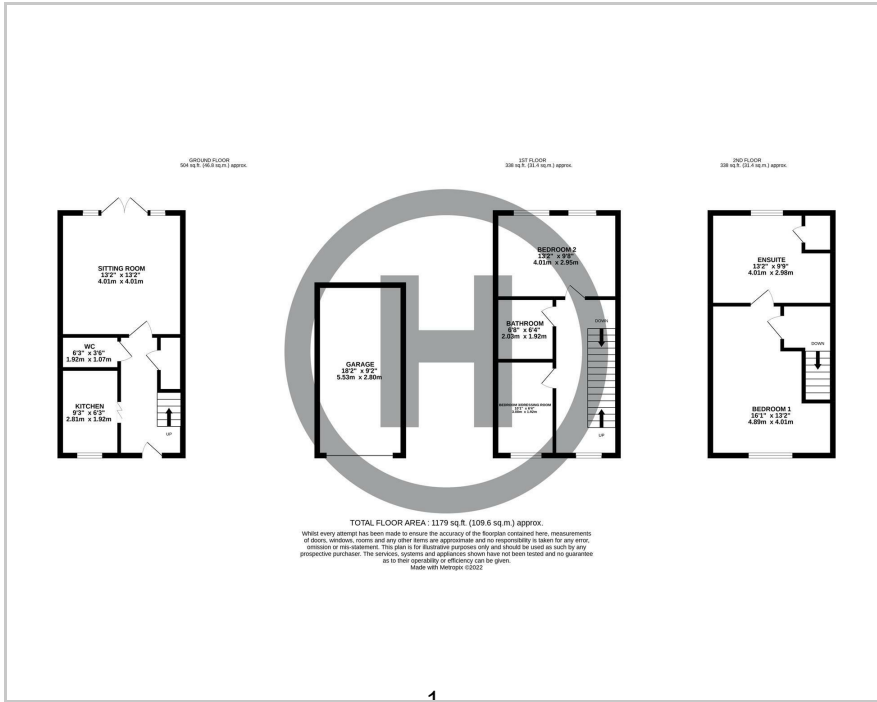


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C

# Floor Plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			89
(92 plus) A			
(81-91) B		76	
(69-80) C			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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