

DRAFT DETAILS

Constables
SALES & LETTINGS



Lake View, Acre Wood Dunstan

£1,300 Per Month Per Month



- Lakeside Property within the Grounds of a Private Residence
- Detached
- Two Bedrooms
- Ground Floor Bathroom
- Lounge with bi-folding doors and Log Burner
- Kitchen-Diner & Utility
- Private Decked Area & Parking Space
- Fully Furnished
- Viewing Strictly By Appointment
- Water Included. Council Tax (band A) and Electric paid by tenant.

Lakeview is a detached property set within the grounds of the private residence, on Dunstan Lane in Burton, Cheshire. The property is accessed along a shared driveway and adjoins a lake within the grounds.

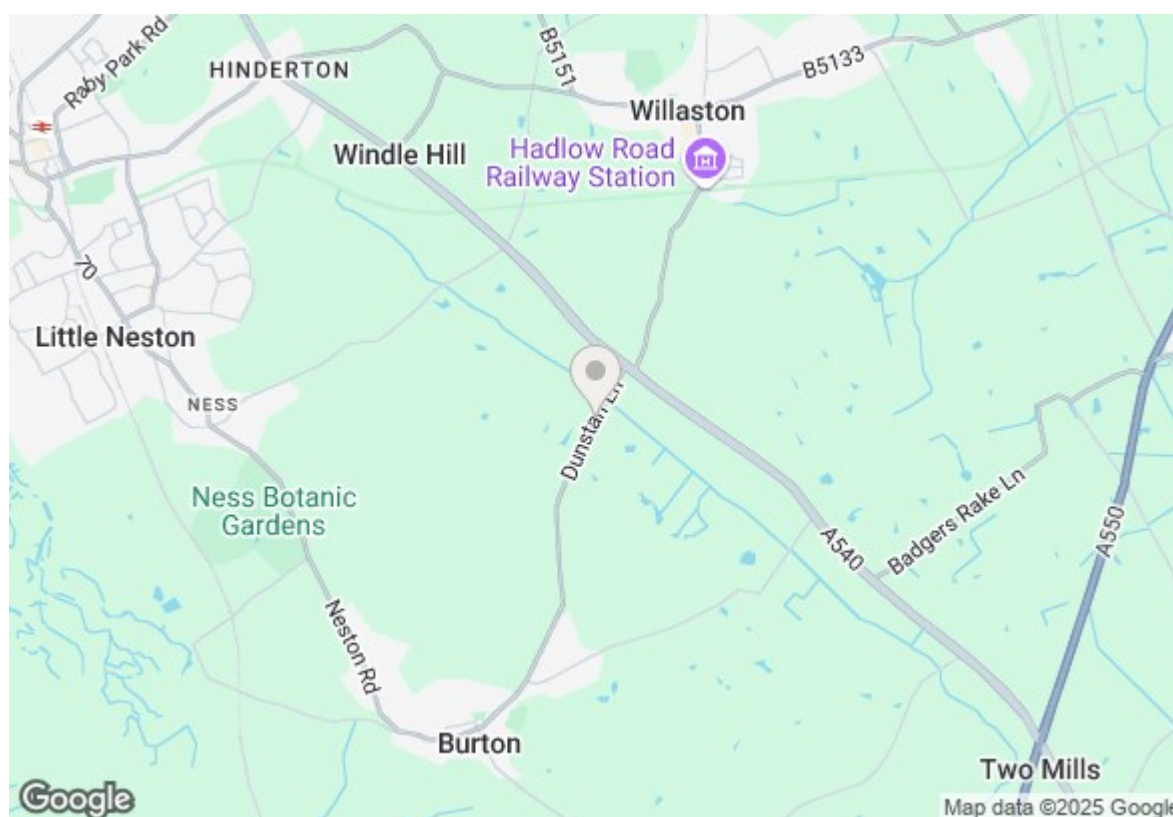
The accommodation is fully furnished and comprises; entrance hallway, kitchen-dining room with integrated oven and hob, fridge-freezer. There is a utility room, ground floor shower room and lounge with log burning stove and bi-folding doors out on to a decked area. On the first floor there is a double bedroom and a single bedroom. Both bedrooms have restricted head height in places.

A tenant will have use of the decked area and there is a parking space. Use of the grounds for the main residence is only by prior consent.

Water rates are included in the rent, council tax and electric payable by the tenant

Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 73 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |



Hallway

Lounge

Kitchen-Diner

Ground Floor Bathroom

Bedroom One

Bedroom Two







