



# Beech Avenue

Stockport



£1,300 Per month

2 | 1 | 1

SEND US A MESSAGE




**SPENCER HARVEY**

PASSIONATE ABOUT PROPERTY





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## PROPERTY DESCRIPTION

**\*\* AVAILABLE MID JUNE \*\* \* TWO BEDROOM DETACHED BUNGALOW \*\***

An incredible opportunity has emerged as this IMPRESSIVE DETACHED TWO bedroom bungalow is now looking for a professional couple to call it their home. The property is located in the heart of Cale Green which is sought after conversation area in Stockport. Just a stone's throw away from Cale Green Park and Davenport high street with local cafes, shops and post office.

The property in brief comprises of; entrance hallway, leading off to the modern kitchen and fantastic OPEN PLAN living space with double FRENCH DOORS leading to the spacious, landscaped rear garden. master bedroom with a MODERN fitted wardrobe, second bedroom and a STUNNING modern bathroom with a separate shower cubicle.

The property benefits from gas central heating and is fully double glazed. Externally to the front of the property there is driveway parking for up to three cars with separate access to your rear garden.

This property is Unfurnished (washing machine, fridge and freezer are included) and is available from early June with EPC rating C and Council tax band C.

\*\* Holding deposit of 1 weeks rent will be requested to be paid in order to reserve the property prior to let agreed.

## KEY FEATURES

- Cale Green Park
- Sought after location
- Close to Davenport trainstation
- Bungalow
- Two bedrooms
- Off-road parking
- Spacious rear garden
- Council tax C
- EPC C
- Unfurnished

**LET AVAILABLE DATE:**

17th June 2023

**DEPOSIT: £1,500**

**MIN TENANCY: Add Text**

**LET TYPE: Add Text**

**FURNISH TYPE: Unfurnished**

**EPC RATING:**

**C**

**COUNCIL TAX**

**BAND:**

**C**

