

DELISA MILLER



Two DOUBLE bedroom ground floor apartment

Open plan living/dining room

Open plan fully fitted kitchen

Modern four piece bathroom/en suite

Gas central heated and double glazed

Beautiful communal gardens



Church Road
Cheshire, SK8 4NQ

Monthly Rental Of
£925

Entrance hall

With laminate flooring and a radiator.

Living/dining room 6.45m (21'2") x 4.09m (13'5")

With double doors leading through to the private decking area and then onto the communal rear garden, laminate flooring throughout. Two radiators.

Kitchen 2.74m (9'0") x 2.49m (8'2")

Fitted with a range of matching base and wall units with roll top work surfaces, tiled elevation, fitted with a range of wardrobes that provide ample hanging and storage space, radiator. Two double glazed windows to the front aspect, laminate floor. Access to: inset stainless steel sink unit with mixer tap, built in four ring gas hob with stainless steel fronted electric oven below and stainless steel/glass extractor above, under unit courtesy lighting, integrated dishwasher, part tiled walls, free standing fridge freezer and free standing washing machine.

Master Bedroom 3.35m (11'0") x 2.90m (9'6")

Fitted with a range of wardrobes that provide ample hanging and storage space, radiator. Two double glazed windows to the front aspect, laminate floor. Double glazed window overlooking the gardens, laminate flooring, radiator.

Second Bedroom 3.53m (11'7") x 3.02m (9'11")

Double glazed window overlooking the gardens, laminate flooring, radiator.

Bathroom/En suite 2.97m (9'9") x 2.03m (6'8")

With access from the master bedroom and the hallway: Fitted with a white suite comprising panelled bath, separate double shower cubicle, low level w.c, vanity hand wash basin, fully tiled walls, chrome ladder style radiator, inset ceiling spotlights.

Rear of the property

To the rear of the property there is a pleasant garden laid to lawn that is not overlooked from the rear which there is a

storage shed, a paved pathway and patio area. Fenced boundaries to two sides. In addition there is a parking space to the side of the development.

Front aspect

Energy performance certificate (EPC)

38, Church Road
Gatley
CHEADLE
SK8 4NQ

Energy rating

C

Valid until 6 June 2021

Certificate number

0188-2863-6663-9909-6201

Property type

Ground-floor flat

Total floor area

77 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)