



## 31 Marlcroft Avenue, Stockport, SK4 3LZ

£2,850 Per Month

- IMMACULATE 5 BED DETACHED
- 4 DOUBLE BEDROOMS
- OFF ROAD PARKING FOR MULTIPLE CARS
- GAS CENTRAL HEATING
- MAJESTIC KITCHEN
- 3 ENSUITE SHOWER ROOMS
- PRIVATE GARDEN
- EXCEPTIONAL MASTER BEDROOM
- GARAGE
- QUIET CUL-DE-SAC LOCATION

## Directions

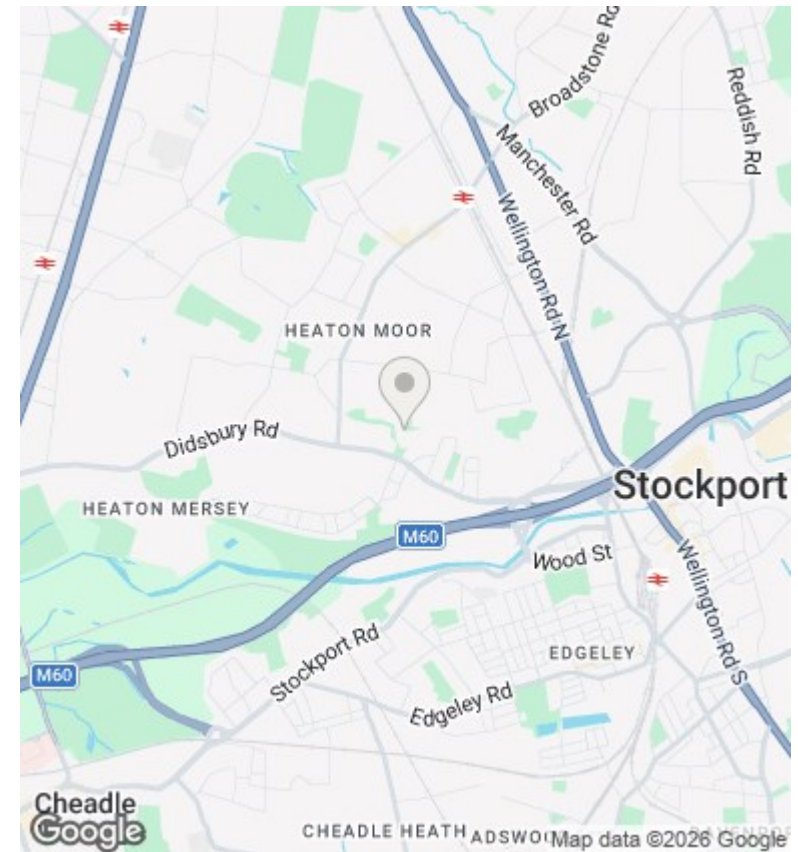
## Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

## Council Tax Band

E

## EPC Rating:



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