



**CHORLTON LANE, CHORLTON, CW2**  
£800 per month\*

**Carter Jonas**

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# NEW COTTAGES, CHORLTON LANE, CHORLTON, CREWE, CHESHIRE, CW2 5NF

A three bedroom semi-detached property situated within the Village of Chorlton

- Entrance Hall
- Lounge
- Kitchen/Dining Room
- Conservatory
- Three Bedrooms
- Shower Room
- Garage, Off Road Parking
- Gardens
- Unfurnished

## THE PROPERTY

Accommodation comprising of entrance hallway, lounge, kitchen/dining room, conservatory and downstairs cloakroom. To the first floor there are three bedrooms and a separate shower room. Externally there is driveway, single garage and front and rear gardens.

Available Mid August for a 12 month tenancy unfurnished.

Pets considered. No access to loft. Mains electricity and water are connected to the property. Oil central heating. Sewerage is to a shared septic tank.

EPC E. Council Tax Band C - Please see Cheshire East Council for the current cost.

Internet & Mobile: Further information on availability and speeds can be found at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

Flood Risk - Low

At a rent of £800 per calendar month

Holding deposit = 1 weeks rent £184

Deposit = 5 weeks rent @ £800 pcm = £923



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## **ADDITIONAL INFORMATION**

**Offers** Available for a term of 12 months initially

**Viewing** Strictly by appointment

**Local Authority** Cheshire East Council - Council Tax Band C

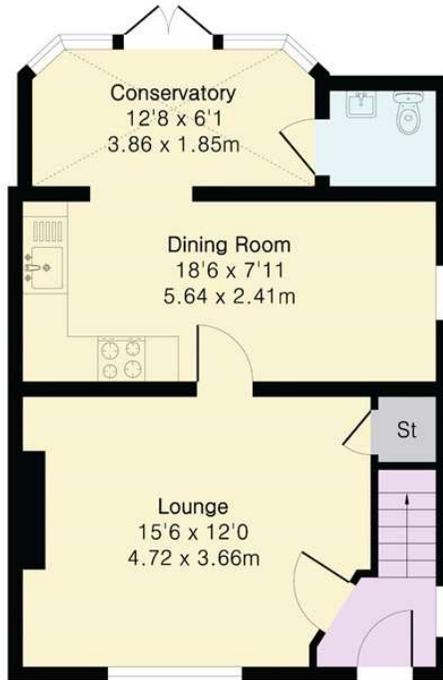
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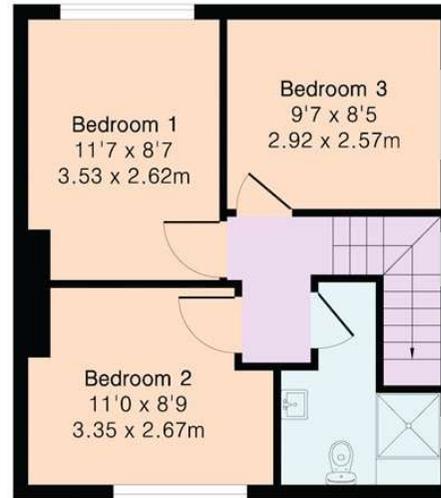
**Approximate Gross Internal Area 875 sq ft - 82 sq m**

Ground Floor Area 493 sq ft – 46 sq m

First Floor Area 382 sq ft – 36 sq m



Ground Floor



First Floor



**IMPORTANT INFORMATION**

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. \*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

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