



**WARBURTON LANE, WARBURTON, WA13**

£1,800 per month\*

**Carter Jonas**

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# VILLA FARM, WARBURTON LANE, WARBURTON, LYMM, GREATER MANCHESTER, WA13 9TW

A two bedroom detached property situated within the Village of Warburton.

- Two Bedrooms
- Three Reception Rooms
- Two Bathrooms
- Kitchen
- Off Road Parking
- Garden
- Unfurnished

## THE PROPERTY

Accommodation comprising:- entrance hall, lounge, living room/dining room, garden room, kitchen/breakfast room and ground floor shower room. To the first floor are two bedrooms and separate family bathroom. Externally there is a gated driveway with off road parking for several cars and garden.

Available Late May 2025 for a 12 month tenancy unfurnished.

EPC - C, Council Tax Band E - Please contact Trafford Council for current costs.

Pets considered. No access to Loft. Mains gas, electricity, water and drainage are connected to the property. Gas Central Heating

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 £1,800 per calendar month

Holding deposit of 1 week's rent £415

Security deposit of 5 weeks rent £2076



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## **ADDITIONAL INFORMATION**

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Offers Available for a minimum term of 12 months longer terms will be considered

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Viewing Strictly by appointment

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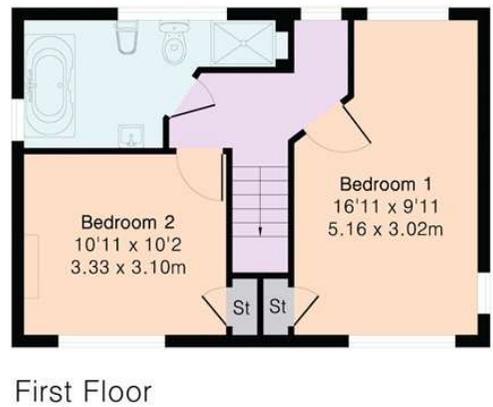
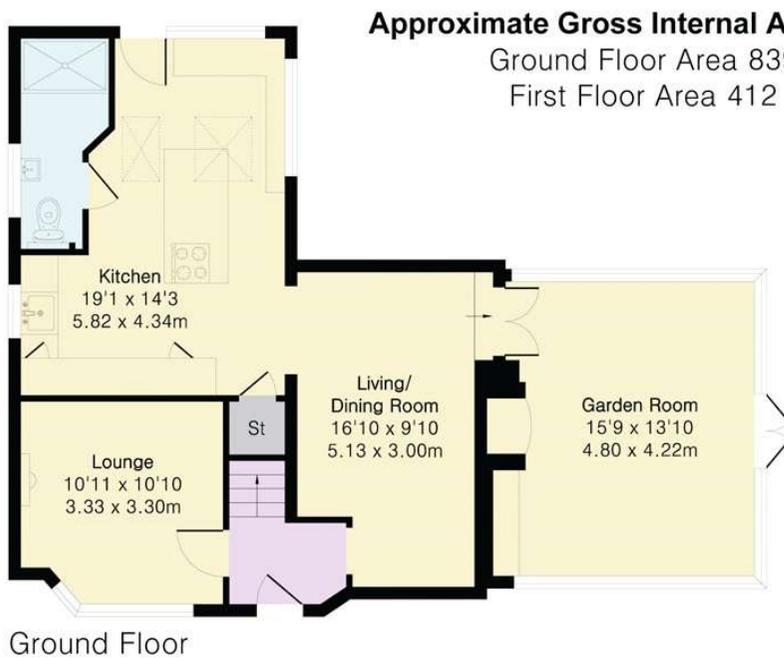
Local Authority - Council Tax Band E

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Directions

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Classification L2 - Business Data

**IMPORTANT INFORMATION**

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