



WARBURTON LANE, WARBURTON, WA13

£1,800 per month*

Carter Jonas

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

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



ADDITIONAL INFORMATION

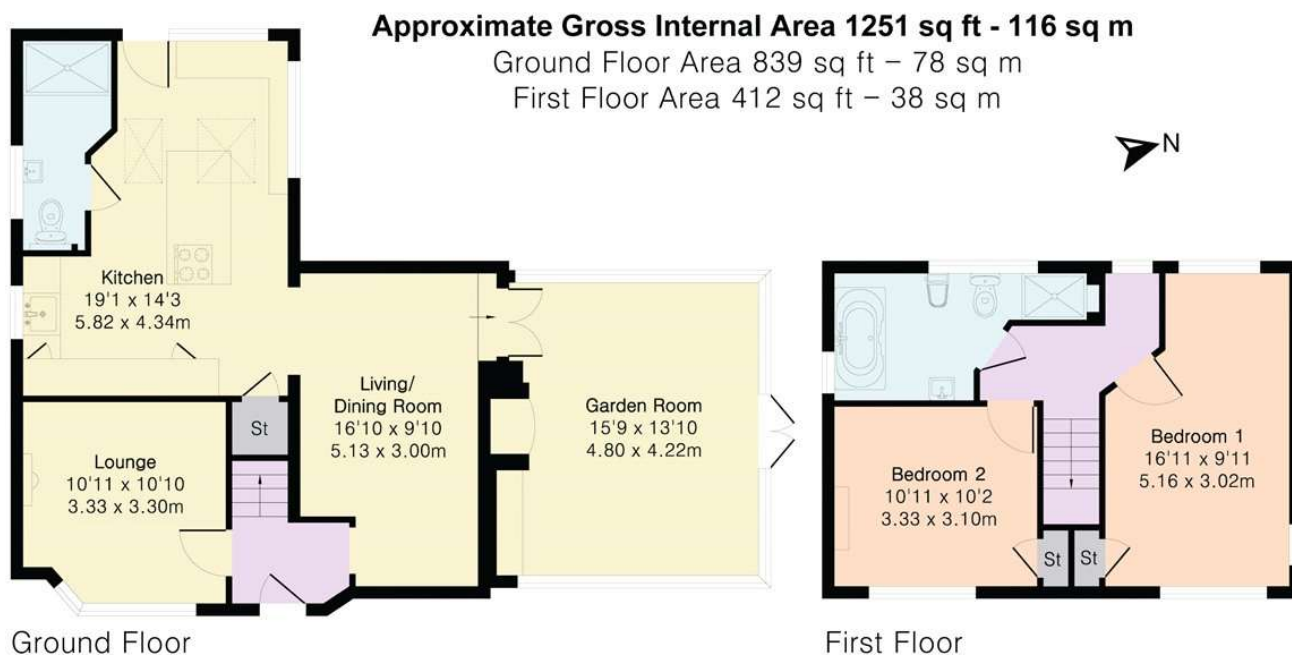
Offers	Available for a minimum term of 12 months longer terms will be considered
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Viewing	Strictly by appointment
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Local Authority	- Council Tax Band E
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Directions	
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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 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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