





## 168, Hurdsfield Road, Cheshire, SK10 2PX

This well-presented two-bedroom terraced property offers spacious and comfortable accommodation in a convenient location, making it an ideal home for individuals, couples, or small families.

Benefiting from gas-fired central heating and uPVC double glazing throughout, the accommodation briefly comprises a welcoming lounge, a spacious dining room and a kitchen to the ground floor. To the first floor are two generous bedrooms with fitted wardrobes and a bathroom. A neat shared yard is situated to the rear of the property whilst there is the added bonus of a single garage which is accessed from Timber Street.

### Additional Information:

Rent: £850.00 per calendar month

Deposit: £980.00

Holding Deposit: £100.00 - this will be offset against the first months rent.

Council Tax Band: A

EPC Rating: D

Available: Immediately

Maximum number of tenants: 3

Holding Deposit must be paid within 24 hours of an offer being accepted to secure the property.

SK10 2PX, Hurdsfield Road

**Viewing: By appointment with Holden and Prescott 01625 422244**

HOLDEN & PRESCOTT

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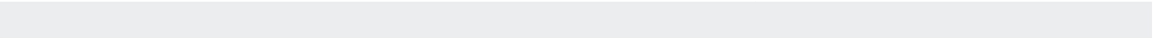
**Living/ Dining room**  
20'4" x 11'6"

**Kitchen**  
8'7" x 9'2"

**Bedroom 1**  
10'9" x 9'9"

**Bedroom 2**  
7'1" x 9'3"

**Bathroom**  
8'5" x 5'8"



**£850 PCM**

**HOLDEN & PRESCOTT**

**Ground Floor**



**First Floor**

