



**Beech Square, Clayton,**  
**£750 Per Calendar Month**

\*\*\*\*\* TWO BEDROOM STONE TERRACE WITH PATIO GARDEN IN CLAYTON VILLAGE \*\*\*\*\*

Tucked away, yet within walking distance of Clayton Village which offers amenities, shops, schools and the popular Quora Retail Park. Boasting gas central heating and double glazing .The property briefly comprises; Spacious lounge, kitchen, cellar. To the first floor two bedrooms and house bathroom with shower over the bath .To the outside there is a patio garden.

Council Tax Band A .

\*\*\*\*VIEW IMMEDIATELY \*\*\*\*

**SORRY NO SMOKERS**





Deposit

A deposit equivalent to five weeks rent will be required to be paid at the start of the tenancy. This is subject to referencing.



**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

| Energy Efficiency Rating                                                                                                                                                                                                                                                                                           |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                                                                                                                                           |         |           |
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|                                                                                                                                                                                                                                                                                                                    | Current | Potential |                                                                                                                                                                                                                                                                                                                                                          | Current | Potential |
| <div>Very energy efficient - lower running costs</div> <div>(92 plus) <b>A</b></div> <div>(81-91) <b>B</b></div> <div>(69-80) <b>C</b></div> <div>(55-68) <b>D</b></div> <div>(39-54) <b>E</b></div> <div>(21-38) <b>F</b></div> <div>(1-20) <b>G</b></div> <div>Not energy efficient - higher running costs</div> |         |           | <div>Very environmentally friendly - lower CO<sub>2</sub> emissions</div> <div>(92 plus) <b>A</b></div> <div>(81-91) <b>B</b></div> <div>(69-80) <b>C</b></div> <div>(55-68) <b>D</b></div> <div>(39-54) <b>E</b></div> <div>(21-38) <b>F</b></div> <div>(1-20) <b>G</b></div> <div>Not environmentally friendly - higher CO<sub>2</sub> emissions</div> |         |           |
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| England & Wales                                                                                                                                                                                                                                                                                                    |         |           | England & Wales                                                                                                                                                                                                                                                                                                                                          |         |           |
| EU Directive 2002/91/EC                                                                                                                                                                                                                                                                                            |         |           | EU Directive 2002/91/EC                                                                                                                                                                                                                                                                                                                                  |         |           |

