HOME
estate agents

Monton Office
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@homeinmonton



Budworth Road Aston By Budworth CW9 6LT

£4,250 Per calendar month

STUNNING BARN CONVERSION! HOME ESTATE AGENTS are thrilled to offer for rent this stunning, detached, barn conversion located in a desirable Cheshire position. Offering spacious family accommodation packed with farmhouse charm and restored original features whilst providing all the modern touches expected. To the ground floor, the property comprises entrance hallway opening to the dining room, home office, formal lounge, open plan kitchen/diner with electric AGA and further sitting room, useful boot room and sizeable utility room with downstairs W/C. To the first floor there is a spacious landing giving access to the five bedrooms and family bathroom suite. The master suite is complete with dressing room and ensuite bathroom suite and bedrooms two and three have access to en-suite shower room suites. Externally the space continues with gardens to the front, side and rear along with covered seating area and BBQ/firepit area perfect for those summer evenings! To the front there is ample off road parking and access to a double car port. Ideally positioned to appreciate the Cheshire lanes, quiet countryside surroundings however within easy access to motorway links and local amenities of Knutsford and other local villages. Gardener included - one morning visit per fortnight and Electricity Included – Subject to Fair Usage policy. Available Mid November onwards and offered on an un-furnished basis! Call HOME On 01617898383 to view!

- STUNNING BARN CONVERSION!
- Restored, Five bedroom family home
- Spacious accommodation packed with period features and charm
- Entrance hallway open with the dining room along with access to the home office
- Formal lounge with double doors leading to the family room and open plan country style kitchen
- Boot room and further utility area with W/C
- Five bedrooms, two ensuite rooms and family bathroom
- Master suite complete with dressing room, master bedroom and en-suite four peice bathroom
- Gardener included - one morning visit per fortnight and Electricity Included – Subject to Fair Usage
- Ample off road parking along with double car port, Gardens to three sides, sheltered seating area and BBQ area

The Property Ombudsman
ClientMoney Protect

Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton – 9262084 Urmston – 04331861 Stretford - 08259553

Lettings info

We are advised that the current council tax band is band D. We are advised that the annual council tax is £2,371.48
The current EPC rating is D.

Electricity Included – Subject to Fair Usage

The rent includes a contribution towards the property's electricity costs, based on reasonable domestic consumption.
A proportion of the electricity is included subject to a fair-use allowance, which is intended to cover normal household usage.
Full details of the electricity allowance and the arrangements for monitoring and settling any excess usage will be set out in the tenancy agreement.








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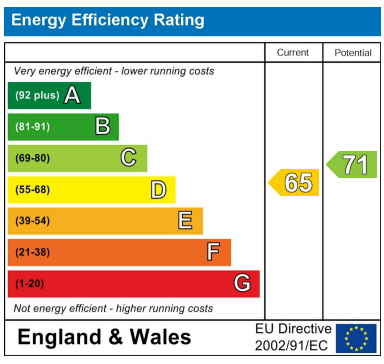
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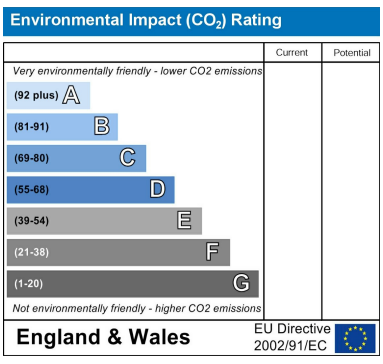
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