



**6 Brook Street**  
Swinton, M27 9PA

**Rental £625 Monthly**  
**8 Bedroom House Share**  
**Available Now**

Stockport, Suite B - 7th Floor, Beckwith House, 1-13 Wellington Road, Stockport, SK4 1AF  
Email: [happytohelp@abodeltd.co.uk](mailto:happytohelp@abodeltd.co.uk) | Tel: 0161 883 2525

Opening Times: Mon 09.00 - 17.00 | Tue 09.00 - 17.00 | Wed 09.00 - 17.00 | Thurs 09.00 - 17.00 | Fri 09.00 - 17.00 | SatClosed | Sun Closed

## Situation

REPOSIT OFFERED - Reposit is an alternative to cash deposits, allowing you to pay a small fee instead of a tenancy deposit. More information available upon request!!

High spec house share for professional tenants, offering hotel quality, fully furnished accommodation including ensuite bedrooms with fitted storage – all bills included.

Act fast to secure your room – they're sure to go quickly!

### THE HOUSE

Each bedroom is tastefully decorated and furnished, featuring: ensuite shower room, brand new carpets and décor, double bed, smart flat screen TV, wardrobes and drawers offering amazing storage space.

The property provides a large open plan communal living, dining and kitchen area also with a flat screen smart TV. The kitchen is well equipped for all your day to day cooking, eating and drinking needs and is fully fitted with brand new appliances: dishwasher, double oven, combo microwave/oven, fridge and freezer plus a wide range of kitchen cupboards for you to use.

There is a separate utility room complete with two washing machines, two dryers

Plenty of off road parking

### LOCATION, LOCATION, LOCATION!

Ideally located for access to Swinton, M60 motorway, and other transport links. Walking distance to a large local stores.

### WHAT ELSE?

All Full Time Working Professional house mates  
Cleaner for the communal areas  
6 months minimum lease.  
Sorry, no Students

### BILLS, what BILLS?!

Your rent includes, gas, water, electricity, council tax, and broadband.

### HOW TO SECURE YOUR NEW ROOM

Give us a call to arrange your viewing; evenings and weekends are accommodated.

There are no agent's admin fees, but we do require full references and a credit check

Once you've passed referencing, you'll just need to pay your first month's rent, and a £250 deposit.

We can get your application processed in a few days (with all the right information), so can get you into your new room as quickly as you need.

We make the process as easy as possible, you can apply online, and we are happy to help if you get stuck with anything.

## Directions

## Further Information

The deposit required is £500

## Accommodation

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100	A	
81-91	B	
69-80	C	
55-68	D	
39-54	E	
21-38	F	
1-20	G	
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

All measurements are approximate.

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