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Stretford Office

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Monton Office

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59 Lansdowne Road, Manchester, M30

£1,850 Per calendar month

BRAND NEW PROPERTY.....HOME ESTATE AGENTS are privileged to offer for rent this stunning, recently completed four double bedroom semi detached property located on the sought after Hall & Co development! Only one of eight "Broadoak" style properties to have been constructed which has larger accommodation on offer (see plot 15 on the site plan). Having been used for a short period as the SHOW HOME for the development the property is finished to an extremely high standard and includes many upgrades to the flooring, kitchen, bathrooms, fixtures and fittings. To the ground floor the accommodation comprises hallway, lounge, stunning open plan kitchen/family day room complete with Bi-Fold doors to the garden, utility room and downstairs W/C. To the first floor there is a spacious shaped landing with stairs to the second floor, two double bedrooms, master bedroom with en-suite and family bathroom suite. To the second floor there are the further two double bedrooms and a fitted shower room suite. The property offers double glazing and gas central heating. Externally there is a driveway to the front with Rhino retractable anti theft post installed and a lawn garden to the rear with side access. The property is located within a few minutes walk of Monton high street with its attractive array of bars, restaurants and shops, not to mention highly regarded local schooling. Call HOME On 01617898383 to view!

- BRAND NEW PROPERTY!
- Four DOUBLE Bedrooms
- Lounge and Open plan kitchen/family room
- Private driveway and gardens!
- HIGH SPECIFICATION SHOW HOME FINISH!
- Electric plug in rechargeable car point
- Downstairs W/C and Utility area
- High end fixtures and fittings
- State of the art appliances - induction hob, extractor unit, fridge-freezer, oven, microwave and dishwasher
- En-Suite to master bedroom, family bathroom and shower room!



LOCAL EXPERTS THAT GET YOU MOVING

 www.homeestateagents.com



Registered Address: 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers: Monton - 9262084 Urmston - 04331861 Stretford - 08259553

Hallway

Lounge 12'7 x 13'6 (3.84m x 4.11m)

Open plan kitchen/diner 18'2 x 15'5 (5.54m x 4.70m)

W/C 2'9 x 5'5 (0.84m x 1.65m)

Utility room 5'9 x 5'2 (1.75m x 1.57m)

First floor landing

Bedroom One 12'9 x 9'0 (3.89m x 2.74m)

En-Suite 6'2 x 5'5 (1.88m x 1.65m)

Bedroom Two 10'3 x 9'9 (3.12m x 2.97m)

Bathroom 9'0 x 5'1 (2.74m x 1.55m)

Second floor landing

Bedroom Three 12'2 x 18'6 (3.71m x 5.64m)

Bedroom Four 15'5 x 10'3 (4.70m x 3.12m)

Shower room 7'8 x 5'5 (2.34m x 1.65m)

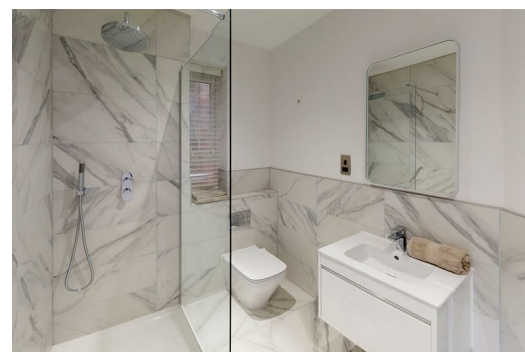
Tenure

We are advised that the property is Freehold.
Please note - We are advised there will be a management estate charge payable of approx. £223.00 per annum. As the development is yet to be fully completed no estate charges have been requested as yet however full details will be confirmed should you wish to proceed.

IMPORTANT INFORMATION -

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate.

Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. Most of our clients require us to advise them on the status of potential buyers, who make an offer to purchase, therefore you are strongly advised to make an appointment at this stage.



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