



Great Arbor Way, Middleton, M24 4BH £895 Per Month

A Spacious First-Floor One-Bedroom Apartment in Middleton, Manchester.

This well-presented and generously sized first-floor one-bedroom apartment is perfectly located in a popular and convenient area of Middleton.

Situated within easy reach of a range of local amenities including shops, supermarkets, schools and leisure facilities, the property also benefits from superb transport links. Middleton town centre, Manchester city centre and surrounding areas are all easily accessible via excellent bus routes and nearby motorway connections, including the M60 and M62, making this an ideal choice for commuters.

Internally, the apartment offers a spacious and practical layout comprising a welcoming entrance hallway, a well-fitted kitchen, a bright and airy living room, a generously sized double bedroom, a bathroom and a useful storage cupboard. The property benefits from PVC double glazing and gas central heating, ensuring comfort and energy efficiency throughout. Externally, there is communal parking to the rear of the building.

An early viewing is highly recommended.

Kitchen

11'10" x 7'2" (3.63 x 2.19)

Living Room

13'5" x 12'9" (4.10 x 3.89)

Bedroom

13'3" x 8'9" (4.06 x 2.68)

Bathroom

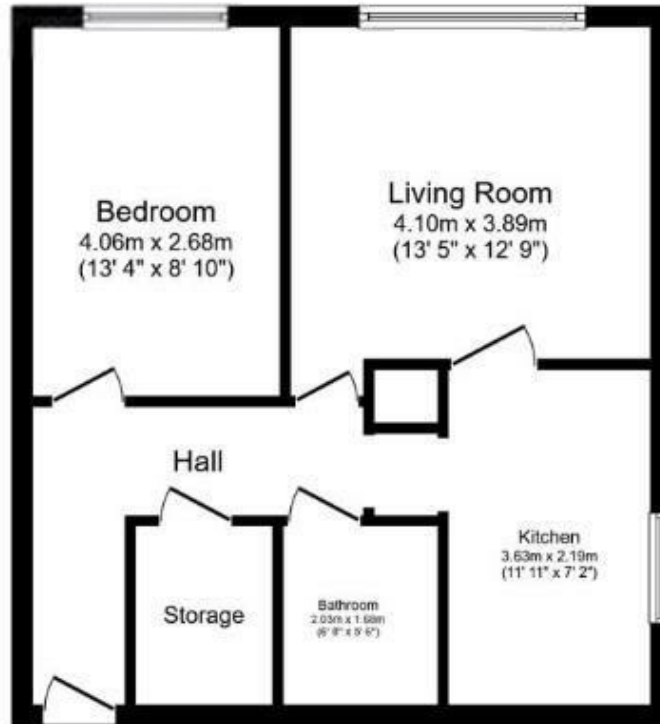
6'7" x 5'6" (2.03 x 1.68)

Disclaimer

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore, if intending Tenants need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property. Please contact 01706 823 131 for further details.

Viewing:

Viewing strictly by appointment through Lifestyle Sales and Lettings.



Total floor area 48.9 m² (526 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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	

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



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