



## Canalside, Manchester, M26 3BS £895 Per Month

A well-presented third-floor, two-bedroom apartment located in the popular Canalside development just off Water Street. The property offers a generous lounge with patio doors leading to a private balcony, plus double doors opening into a fitted kitchen with a range of wall and base units finished in a beech effect with marble-effect worktops.

There are two well-proportioned bedrooms, with the main bedroom benefiting from an ensuite, along with a modern three-piece family bathroom featuring a shower over the bath. The apartment further benefits from electric heating, uPVC double glazing, secure access into the building, and an intercom system.

Externally, the property includes an allocated parking space with ample visitor parking. Ideally suited to professionals or a family.

The apartment is perfectly positioned close to local amenities, Tesco Express, tram stops, and bus routes.

**MUST VIEW!**

## Disclaimer

### 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 let with the property. Please contact 01706 823 131 for further details.

Viewing:

Viewing strictly by appointment through Lifestyle Sales and Lettings.



