

# Ascend

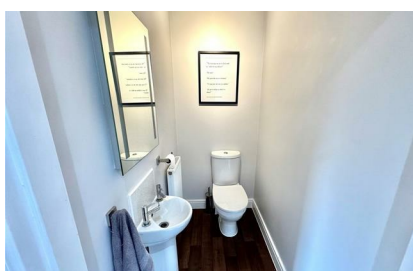
Built on higher standards



## 29 Cotton Fields Manchester M28 3UA

- Four double bedrooms
- Master bedroom with ensuite
- Accommodation over three floors
- Two parking spaces
- Beautifully presented throughout
- Spacious garden
- Council Tax Band B
- Available Now
- Quiet residential location
- EPC Rating C

### £1,495 PCM



Tucked away at the back of a quiet residential development in Walkden, amongst picturesque surroundings is this fantastic 4 double bedroom, 3 storey townhouse with 2 bathrooms, and 2 parking spaces!

Don't miss out on the chance to view this beautifully presented spacious family home which is available to rent in November.

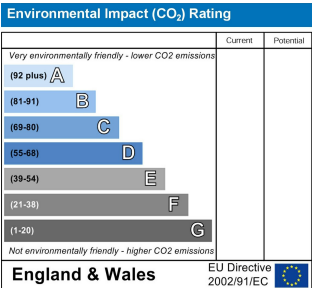
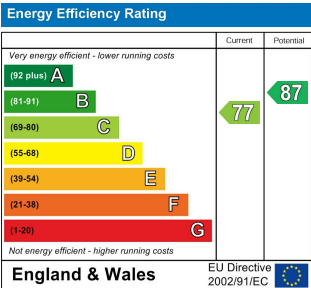
Naturally light and bright throughout, the accommodation spans across 3 floors and briefly comprises; great size lounge, L-shaped kitchen diner and WC to the ground floor, with access to the enclosed, immaculately kept rear garden. Three double bedrooms, and main bathroom featuring a bath with a shower over to the first floor, and master bedroom with ensuite to the second floor.

Situated on a modern development just off Manchester Road in Walkden, which is surrounded by plenty of green space, and even has a little play park on site, this property feels like its sat in a rural location, yet is ideally located near to main road networks so you're well connected to reach surrounding areas.

There are also a number of good schools locally, and plenty of amenities to access with Walkden Centre being home to a variety of shops, restaurants and more.

For more information and to book a viewing, please contact our Monton team.

\*Available January 2025\* Council Tax Band B. 6 month minimum tenancy. Deposit £1720



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0161 707 7584

192 Monton Road, Monton, Manchester, M30 9PY

monton.sales@ascendproperties.com,  
monton.lettings@ascendproperties.com  
www.ascendproperties.com



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