



## Parrin Lane, Manchester

£1,600 PCM

Situated in a popular and well-connected residential area, this well-presented family home offers generous and flexible living accommodation arranged over three floors.

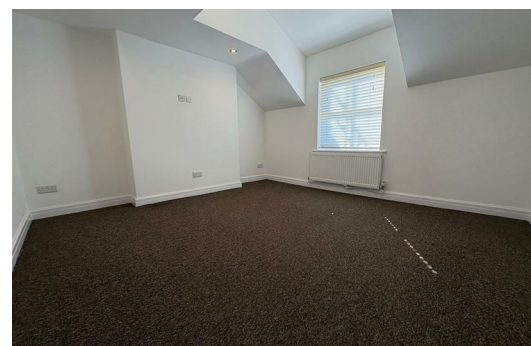
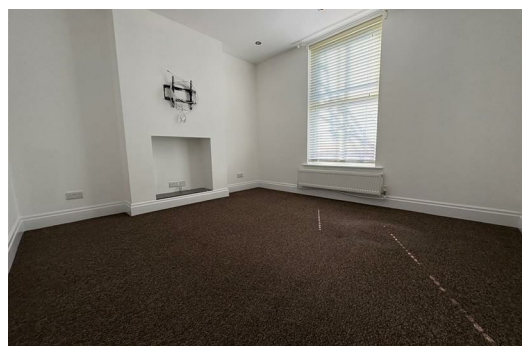
The property comprises four good-sized bedrooms, with an additional room located in the converted loft, ideal for a home office. To the front is a comfortable living room, while to the rear sits a spacious open-plan kitchen and dining area, perfect for modern family living and entertaining. French patio doors lead out to a private rear courtyard, providing a low-maintenance outdoor space.

The home benefits from a modern family bathroom, a convenient downstairs WC, and a private parking space to the rear.

Located within easy reach of local shops, amenities and well-regarded schools, the property also offers excellent transport links into Manchester city centre and surrounding areas, making it ideal for commuters and families alike.

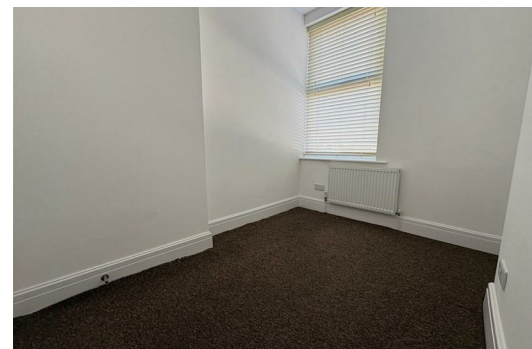
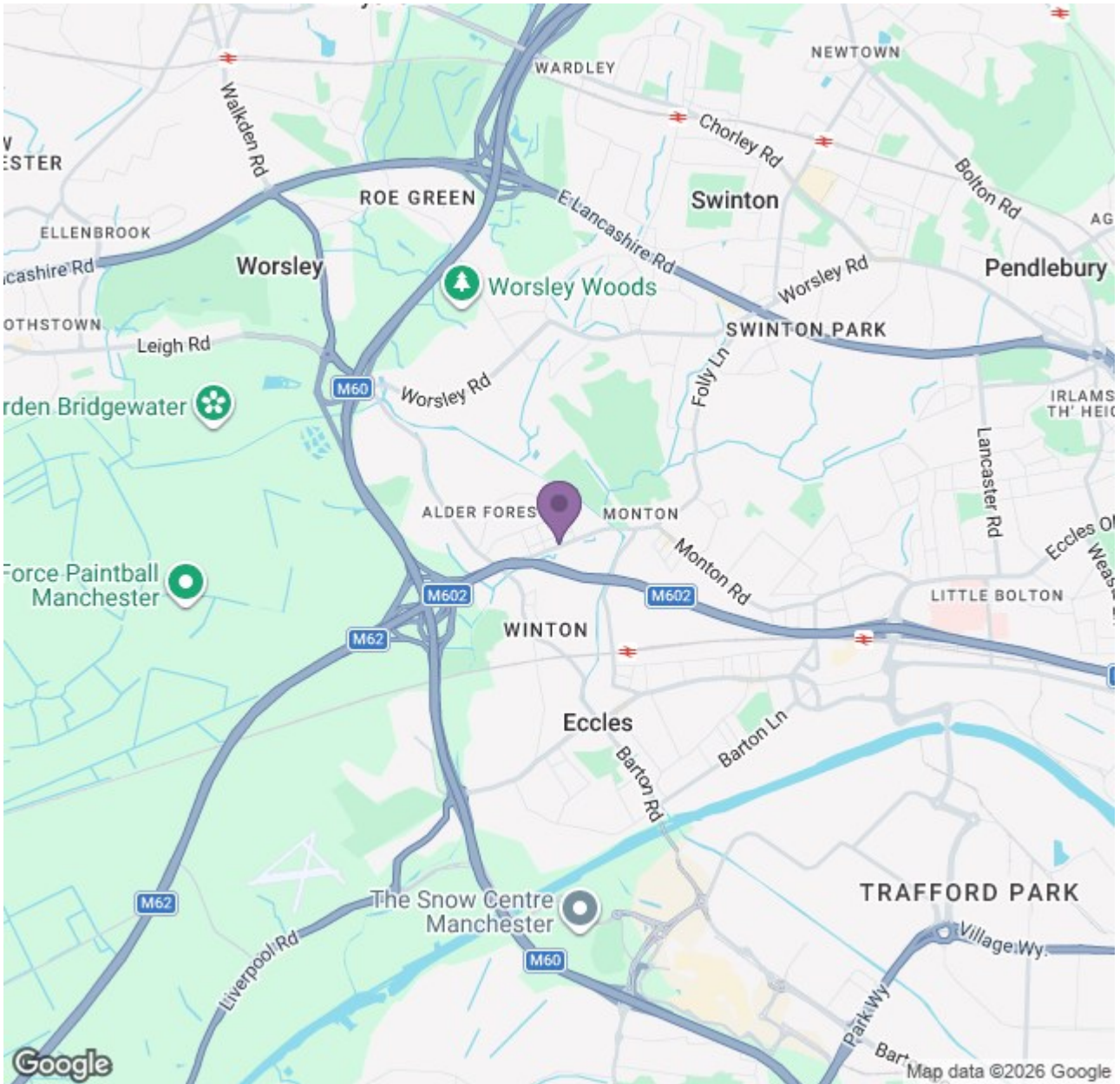
A fantastic opportunity to rent a spacious and versatile home in a sought-after location.

Available Now  
Deposit: £1,840  
Council Tax Band: B  
Unfurnished



# Ascend

Built on higher standards



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Energy Efficiency Rating			
The Energy Efficiency Rating (EER) shows the energy efficiency of the property. The current rating is B and the potential rating is A.			
Environmental Impact (CO <sub>2</sub> ) Rating			
The Environmental Impact (CO <sub>2</sub> ) Rating shows the property's carbon footprint. The current rating is C and the potential rating is B.			

# Ascend

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