



• mcgowan homes •

40 Stanycliffe Lane, Manchester



£1,150 PCM

**** EMAIL ENQUIRIES ONLY ****

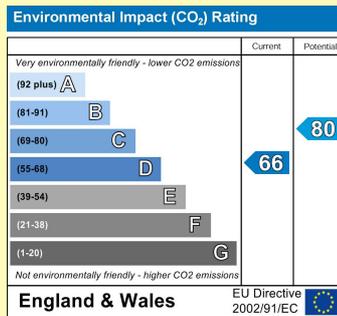
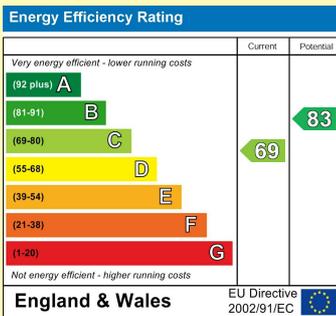
Lovely semi detached home with three bedrooms.
Lounge, dining kitchen and bathroom/wc.
Good garden spaces to front and rear.

£1150 per calendar month

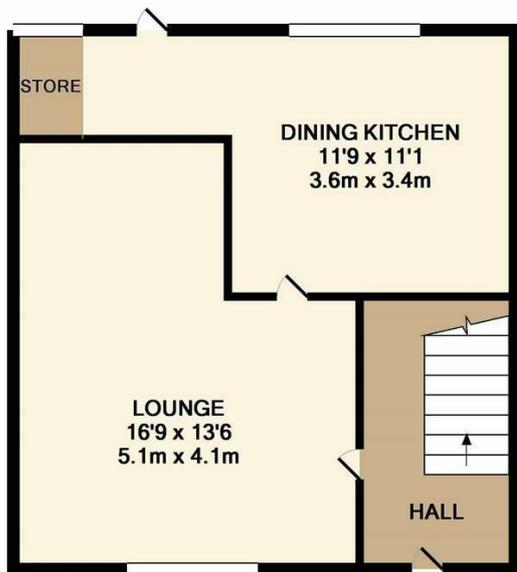
£1150 deposit

NO PETS/ NO SMOKING

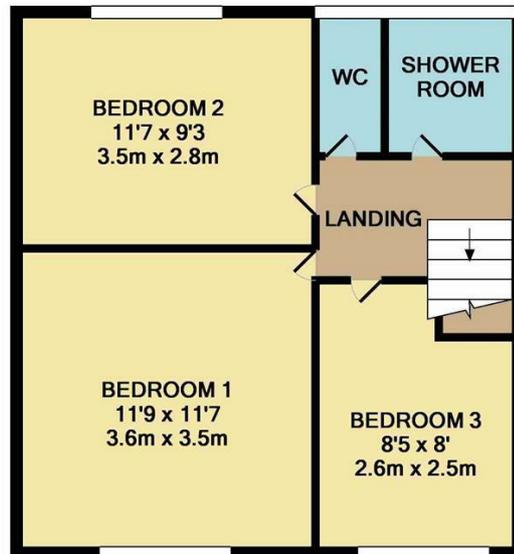
Council Tax Band 'A' with Rochdale Council



*PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets. **Viewing Strictly By Appointment Only***



GROUND FLOOR
APPROX. FLOOR
AREA 411 SQ.FT.
(38.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 412 SQ.FT.
(38.3 SQ.M.)

40 STANYCLIFFE LANE
TOTAL APPROX. FLOOR AREA 824 SQ.FT. (76.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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