






| Energy Efficiency Rating                    |   |   |
|---|---|---|
|   | Current   | Potential   |
| Very energy efficient - lower running costs |   |   |
| (92 plus) <b>A</b>                          |  |  |
| (81-91) <b>B</b>                            |   |   |
| (69-80) <b>C</b>                            |   |   |
| (55-68) <b>D</b>                            |   |   |
| (39-54) <b>E</b>                            |   |   |
| (21-38) <b>F</b>                            |   |   |
| (1-20) <b>G</b>                             |   |   |
| Not energy efficient - higher running costs |   |   |
| England & Wales                             |   |   |
| EU Directive 2002/91/EC                     |   |  |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Chaddock Lane, Manchester, M28 1DF

### £1,100

ENVIABLE TWO BEDROOM MID TERRACE PROPERTY

Located on Chaddock Lane in the charming area of Worsley, Manchester, this delightful two-bedroom mid-terrace house is now available for rent. Perfectly suited for those seeking a modern and comfortable living space, this property boasts a spacious open-plan living area that seamlessly connects the contemporary kitchen and dining space, creating an inviting atmosphere for both relaxation and entertaining.

The house features two generously sized double bedrooms, providing ample space for rest and personalisation. The modern shower room is tastefully designed, ensuring convenience and comfort for all residents. One of the standout features of this property is the large rear garden, offering a private outdoor retreat ideal for enjoying sunny days or hosting gatherings with friends and family.

This home is ready to move into, making it an excellent choice for anyone looking to settle in quickly. With its modern amenities and welcoming layout, this property presents a fantastic opportunity for those wishing to experience the vibrant community of Worsley. Don't miss the chance to make this lovely house your new home.



# Chaddock Lane, Manchester, M28 1DF

## £1,100

 **2**  **1**  **1**  **C**

- Beautifully Presented Mid Terrace Property
- Open Plan Living
- On Street Parking
- Two Bedrooms
- Abundance of Living Space
- Council Tax Band A
- Modern Three Piece Shower Room
- Low Maintenance Rear Garden
- EPC Rating C

### Ground Floor

#### Entrance Porch

3'7 x 3'5 (1.09m x 1.04m)

UPVC double glazed frosted front door, UPVC double glazed window, coving, wood effect laminate flooring and folding door to reception room.

#### Reception Room

14'1 x 13'10 (4.29m x 4.22m)

UPVC double glazed window, central heating radiator, wood effect laminate flooring, open to kitchen and stairs to first floor.

#### Kitchen

13'9 x 10'4 (4.19m x 3.15m )

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with wood effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, integrated oven with four ring induction hob and extractor hood, space for fridge freezer, plumbing for washing machine, spotlights, wood effect laminate flooring and hardwood door to rear.

### First Floor

#### Landing

9'5 x 5'3 (2.87m x 1.60m)

Smoke detector, doors leading to two bedrooms and sliding door to shower room.

#### Bedroom One

16'2 x 13'10 (4.93m x 4.22m)

UPVC double glazed window, central heating radiator, loft access, coving, ceiling rose and fitted wardrobes.

#### Bedroom Two

9'8 x 8'7 (2.95m x 2.62m)

UPVC double glazed window and central heating radiator.

#### Shower Room

7'1 x 4'10 (2.16m x 1.47m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower enclosed with rinse head, PVC panelling to ceiling, spotlights, extractor fan, tiled elevations and tiled flooring.

### External

#### Rear

Enclosed tiered garden with paving, steps, slate chippings, bedding and mature shrubbery.

#### Front

Paving, bedding area and steps to front entrance door.



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