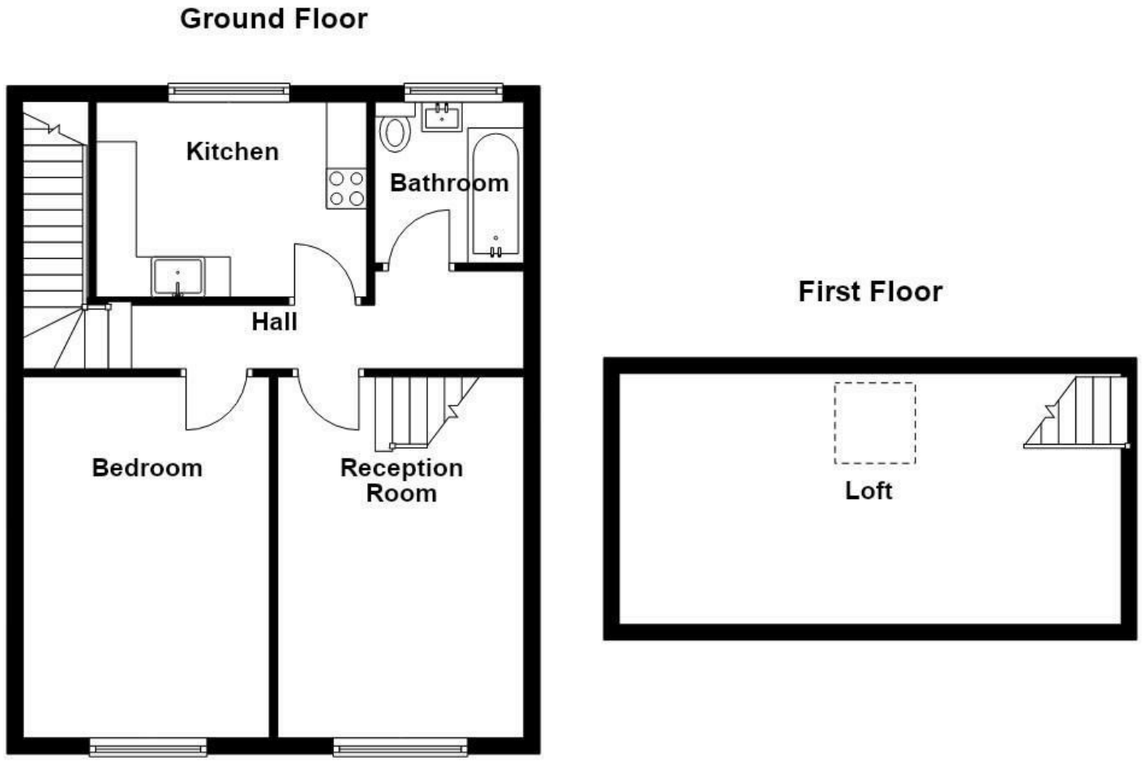
Keenans



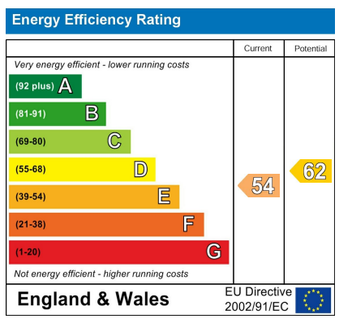
Total area: approx. 68.9 sq. metres (741.3 sq. feet)











Sandy Lane, Manchester, M25 9PS

£750

AN ENVIABLE ONE BEDROOM FLAT WITH LOFT ROOM ABOVE A COMMERCIAL SHOP READY TO RENT!

Situated on the vibrant Sandy Lane, Prestwich, Manchester, this charming first-floor flat offers a delightful living experience. The property features a spacious reception room that welcomes you with warmth and light, perfect for relaxation or entertaining guests. The well-appointed kitchen is conveniently located, making meal preparation a pleasure.

This flat boasts comfortable bedrooms, providing ample space for rest and privacy. The modern three-piece bathroom is tastefully designed, ensuring both functionality and style. A unique highlight of this property is the versatile loft room, accessible via stairs, which can serve as an additional bedroom, a home office, or a creative space to suit your needs.

Recently refurbished, this apartment is new to the rental market and is ready for you to make it your own. Its prime location means you are just a stone's throw away from a variety of local amenities, enhancing your lifestyle with easy access to shops, cafes, and parks.

This flat is an excellent opportunity for those seeking a comfortable and stylish home in a lively community. Don't miss the chance to view this delightful property and experience all it has to offer.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Sandy Lane, Manchester, M25 9PS

£750

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- Council Tax Band A
- On Street Parking
- Versatile Loft Room
- Recently Refurbished
- Tenure Freehold
- Flat Above A Commercial Shop Avaible To Rent
- New To The Rental Market
- EPC Rating E
- Spacious Kitchen, Reception Room, Bedroom And Bathroom
- In The Heart Of Prestwich Close To Amenities

Entrance

Door from the communal hallway into main living area.

Hall

20'7 x 2'9 (6.27m x 0.84m)

Smoke alarm, doors to reception room, kitchen, bedroom and bathroom.

Reception Room

14'9 x 10'1 (4.50m x 3.07m)

UPVC double glazed window, central heating radiator, stairs leading to loft room.

Kitchen

10'6 x 7'8 (3.20m x 2.34m)

UPVC double glazed window, central heating radiator, a range of high gloss wall and base units laminate surface, acrylic splashback, stainless steel sink and drainer with mixer tap, four ring gas hob and integrated oven, extractor hood, space for fridge freezer, plumbing for washing machine, combination boiler, smoke alarm, laminate flooring.

Bedroom One

10'6 x 7'8 (3.20m x 2.34m)

UPVC double glazed window, central heating radiator.

Bathroom

6'7 x 6'1 (2.01m x 1.85m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basing with traditional taps, panel bath with waterfall mixer tap and direct feed over head shower, part tiled elevations, wood effect laminate flooring.

First Floor

Loft Room

20'5 x 10'3 (6.22m x 3.12m)

Velux window, central heating radiator, eaves.










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