



Saddlecote Close, Manchester, M8 5EG

£1,995

FOUR BEDROOM FAMILY HOME

Keenans Lettings are thrilled to present this four bedroom property to the rental market. This home is an absolute must view as much interest is expected. Internally this property comprises of; Entrance Hallway, Lounge, Large Dining Kitchen and a Ground Floor WC. To the First Floor; Three Generous Bedrooms and a family bathroom suite and situated on the second floor is the Master Suite with Ensuite.

Externally benefitting from; Driveway providing off road parking and to the rear a fully enclosed rear garden with patio area and laid to lawn. Situated within close Distance to good schools, Metro and bus routes into the City centre and beyond and North Manchester Hospital is close by. One not to be missed.

For more information or to book a viewing please contact our Lettings team at your earliest convenience.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.

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- Semi Detached
- High Spec Kitchen
- Sought After Location
- Excellent Transport and Commuter Links

- Four Bedrooms
- Ensuite and Family Bathroom
- EPC Rating B

- Driveway and Gardens
- Council Tax Band D
- Close Proximity to Local Amenities

INTRODUCTION

Keenans Lettings are thrilled to present to the market this brand new property to the rental market. This home is an absolute must view as much interest is expected. Internally this property comprises of; Entrance Hallway, Lounge, Large Dining Kitchen and a Ground Floor WC. To the First Floor; Three Generous Bedrooms and a family bathroom suite and situated on the second floor is the Master Suite with Ensuite. Externally benefitting from; Driveway providing off road parking and to the rear a fully enclosed rear garden with patio area and laid to lawn. Situated within close Distance to schools, tram lines into the City and hospitals. One not to be missed.

GROUND FLOOR

HALLWAY

Wooden effect vinyl flooring, central heating radiator and stairs leading to first floor landing.

LOUNGE

12'1" x 12'1" (3.68 x 3.68)

UPVC double glazed window, remote control blinds and central heating radiator.

DINING KITCHEN

16'0" x 13'11" (4.88 x 4.24)

Range of wall and base units, laminate work surfaces and upstands, stainless steel sink, drainer and mixer tap, four ring electric hob, electric oven and grill with extractor above, wooden effect vinyl flooring, central heating radiator, plumbing for washing machine, space for fridge freezer and a UPVC double glazed window and French doors leading to rear garden.

WC

Wash hand basin and low suite WC, tiled effect vinyl flooring, central heating radiator and extractor.

FIRST FLOOR

LANDING

Smoke alarm point and stairs leading to second floor.

BEDROOM TWO

13'0" x 8'1" (3.96 x 2.46)

UPVC double glazed window and central heating radiator.

BEDROOM THREE

12'1" x 8'1" (3.68m x 2.46m)

Fitted robes, central heating radiator and a UPVC double glazed window.

BEDROOM FOUR

9'10" x 8'0" (3 x 2.44)

UPVC double glazed window and central heating radiator.

BATHROOM

7'2 x 6'8 (2.18m x 2.03m)

Panelled bath with shower over, wash hand basin and low suite WC, partially tiled elevations, tiled effect flooring, central heating radiator and a frosted UPVC double glazed window.

SECOND FLOOR

Smoke alarm point, inbuilt storage with access to eaves.

BEDROOM ONE

15'1" x 12'0" (4.6 x 3.66)

UPVC double glazed window and central heating radiator.

ENSUITE

Double shower cubicle with direct feed shower over, wash hand basin and low suite WC, tiled effect vinyl flooring, partially tiled elevations, extractor and a central heating radiator.

EXTERNAL

Tarmacadam driveway to the side with shed and to the rear a fully enclosed sunny rear garden with patio and laid to lawn.

AGENTS NOTES

Council Tax band D.



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