

## Frederick Street, Manchester, M34 3JA

£1,100

A SPACIOUS THREE BEDROOM MID TERRACE PROPERTY

Situated on a popular residential street in the heart of Denton, this three bedroom home is being welcomed to the rental market by Keenans Lettings, providing a bright and modern living environment ready for an immediate move in.

The property benefits from a fitted kitchen, with ample storage and worktop space. The ground floor briefly comprises a welcoming entrance hallway, a spacious living area ideal for both relaxing and dining. To the first floor there are three well-proportioned bedrooms and a family bathroom fitted with a white three piece suite.

Externally, the property enjoys an enclosed rear stone paved yard. The location provides excellent access to local amenities, schools, and transport links, making it an ideal choice for commuters. The property would ideally suit a couple or small family.

For more information or to book a viewing please contact our Lettings team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D	62		
(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.

# Frederick Street, Manchester, M34 3JA

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- Three Good Size Bedrooms
- EPC Rating C
- Modern Three Piece Bathroom and Fitted Kitchen
- Available Immediately
- Mid Terrace
- Close Proximity to Local Amenities
- Three Piece Family Bathroom
- Council Tax Band A
- Excellent Transport and Commuter Links
- Enclosed Stone Paved Rear Yard

## Ground Floor

### Hallway

UPVC double glazed entrance door, GCH radiator, wood effect laminate flooring, door to reception room and stairs to first floor.

### Reception Room One

12'0 x 10'9 (3.66m x 3.28m)

UPVC double glazed window, GCH radiator, feature fire place with electric fire, wooden surround and granite hearth, meter cupboards, wood effect laminate flooring and open through to reception room two.

### Reception Room Two

13'0 x 11'8 (3.96m x 3.56m)

UPVC double glazed window, GCH radiator, wood effect laminate flooring and door to kitchen and downstairs storage.

### Kitchen

9'0 x 7'5 (2.74m x 2.26m)

UPVC double glazed window, GCH radiator, a range of wall and base units, laminate work tops, integrated electric oven and hob with extractor hood over, stainless steel sink with drainer and mixer tap, space and plumbing for washing machine. tiled flooring and UPVC double glazed frosted door to rear yard.

## First Floor

### Landing

Doors to three bedrooms and bathroom.

### Bedroom One

13'0 x 9'1 (3.96m x 2.77m)

UPVC double glazed window and GCH radiator.

### Bedroom Two

12'0 x 8'2 (3.66m x 2.49m)

UPVC double glazed window and GCH radiator.

### Bedroom Three

12'0 x 5'10 (3.66m x 1.78m)

UPVC double glazed window and GCH radiator.

### Bathroom

9'0 x 7'5 (2.74m x 2.26m)

UPVC double glazed frosted window, chrome effect heated

towel rail, three piece bathroom in white consisting of panel path with mixer taps and direct feed shower over, pedestal sink with mixer tap, dual flush W.C, shaving point and tiled flooring.

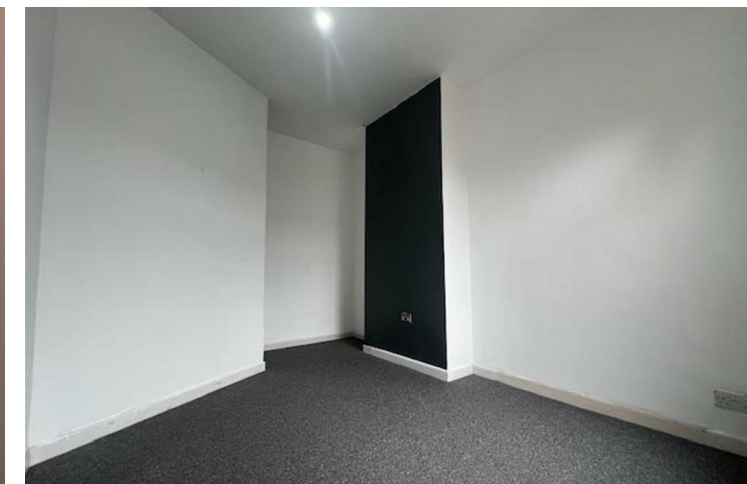
## External

### Front

Forecourt garden with mature borders and on street parking.

### Rear

Enclosed stone paved yard with outdoor electric sockets, tap and gate to shared access.



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