



| 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 |         |           |
| <b>England &amp; Wales</b>                  | 80      | 83        |
| 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.

## Manley Road, Manchester, M16 8RX

### £1,195

A FURNISHED TWO BEDROOM APARTMENT IN A POPULAR LOCATION

Keenans welcome to the rental market this well presented spacious second floor two bedroom apartment set within a popular and well-regarded development offering well-proportioned accommodation. Light and airy throughout with two good size double bedrooms, modern open plan generous living/dining room, modern fitted kitchen and contemporary bathroom suite. Secure entry and gated allocated resident parking to the rear of the building.

Internally the property comprises; a welcoming entrance hallway with useful storage cupboard, a superb light and airy living/dining room, separate modern fitted kitchen, two good sized double bedrooms and a contemporary three piece bathroom suite. With well kept gardens to both the front and the side and gated allocated parking to the rear of the development.

The property is conveniently located close to local amenities and excellent transport links. Situated two miles south of Manchester City Centre, within walking distance to the very vibrant Chorlton with its array of bars and restaurants, Metrolink stations close by and some very well regarded schools and colleges.

For further 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

# Manley Road, Manchester, M16 8RX

## £1,195

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

- Two Double Bedrooms
- Close To Local Amenities
- Contemporary Bathroom Suite
- Furnished Property
- Second Floor Apartment
- Excellent Transport Links
- Communal Gardens
- Secure Gated Parking
- Modern Fitted Kitchen
- Sought After Location

### Main Entrance

Main entrance door, communal hallway, letterboxes and stairs to all floors.

### Entrance

Hardwood door into hallway.

### Hallway

16'0 x 3'8 (4.88m x 1.12m)

Doors to living room, kitchen, two bedrooms, storage cupboard and wood effect laminate flooring.

### Living Room/Dining Room

14'9 x 11'11 (4.50m x 3.63m)

UPVC double glazed window, wall mounted electric fire, wall heater and wood effect laminate flooring.

### Kitchen

9'7 x 7'3 (2.92m x 2.21m)

UPVC double glazed window, electric wall heater, a range of wall and base units, stainless steel sink with mixer tap and drainer, tiled splash backs, integrated electric oven and four ring hob, extractor hood over, washing machine, fridge freezer and vinyl flooring.

### Shower Room

7'3 x 6'5 (2.21m x 1.96m)

UPVC frosted double glazed window, shower cubicle with electric feed shower, wall mounted wash basin with mixer tap, dual flush WC, tiled elevations, extractor fan and tiled flooring.

### Bedroom One

11'2 x 10'5 (3.40m x 3.18m)

UPVC double glazed window, electric wall heater and wood effect laminate flooring.

### Bedroom Two

10'11 x 9'5 (3.33m x 2.87m)

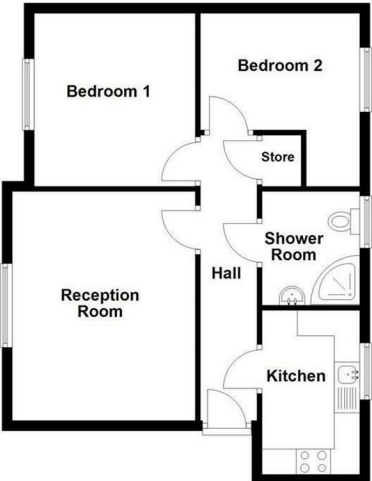
UPVC double glazed window, electric wall heater and wood effect laminate flooring.

### External

Communal gardens and secure gated parking to rear.

### Agents Notes

Furnished, EPC Rating C and Council Tax Band A.



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