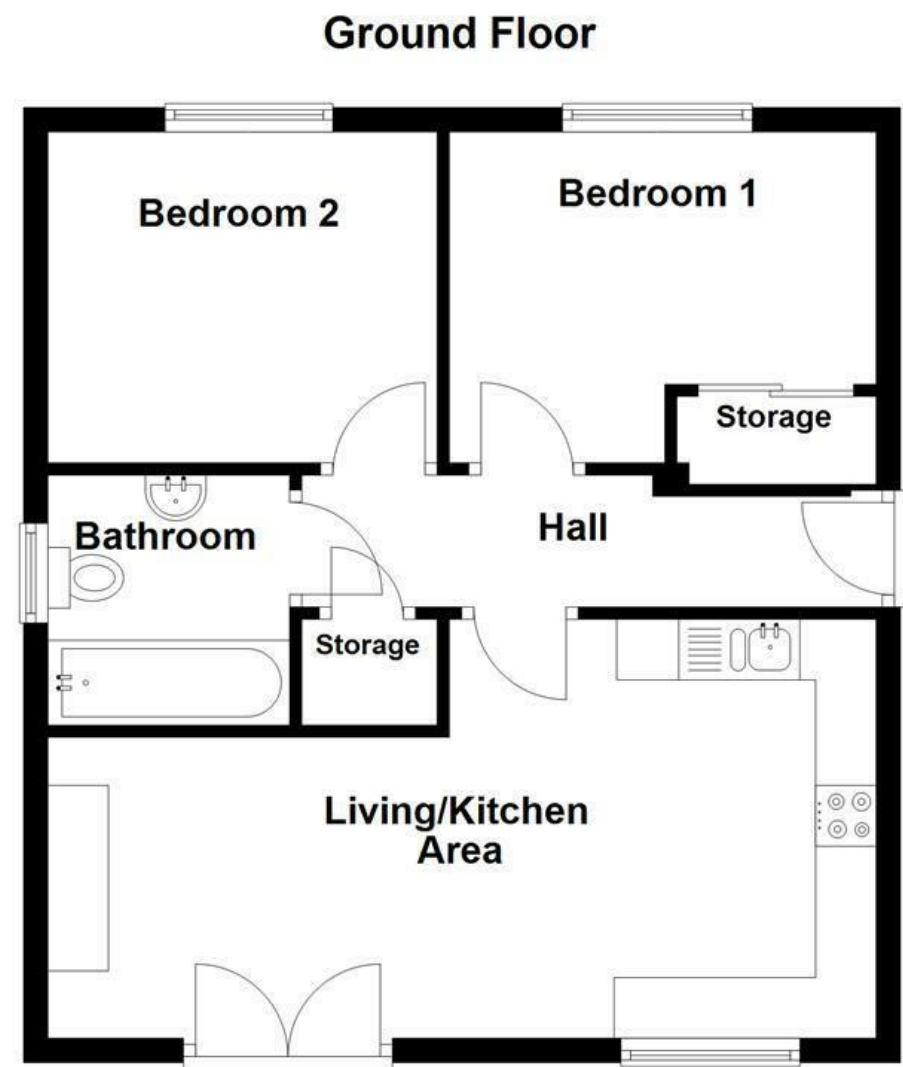




Farrier Close, Pendlebury, M27 8BZ

£1,100

A FANTASTIC NEW RENTAL OPPORTUNITY

Welcome to this charming two-bedroom first-floor flat located on Farrier Close in Pendlebury. This delightful property boasts a bright and stylish living space, perfect for those seeking comfort and modernity.

As you enter, you will be greeted by an inviting open-plan contemporary kitchen that is fitted with appliances, making it ideal for both cooking and entertaining. The living area features a stunning media wall, adding a touch of elegance and sophistication to the space.

The flat comprises two generously sized double bedrooms, providing ample room for relaxation and rest. The modern family bathroom is well-appointed, ensuring convenience for all residents.

New to the rental market, this property is ready for you to move into and make it your own. With its appealing design and prime location, this flat is an excellent opportunity for anyone looking to enjoy a comfortable lifestyle in Pendlebury. Don't miss your chance to view this lovely home contact our Lettings team to book a viewing at your earliest convenience.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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 2  1  1  B

- Tenure Leasehold
 - Allocated Off Road Parking
 - Viewing Essential
 - Easy Access To Major Network Links
- Council Tax Band B
 - Two Generously Sized Bedrooms
 - Fitted Kitchen And Three Piece Bathroom Suite
- EPC Rating B
 - Ideal For A Couple Or Single Occupancy
 - Close Proximity To Local Amenities

Entrance

Hardwood door to hall.

Hall

15'7 x 5'11 (4.75m x 1.80m)

Central heating radiator, spotlights, smoke alarm, doors to living/kitchen area, two bedrooms, bathroom, storage and tiled floor.

Living/Kitchen Area

22'8 x 11'4 (6.91m x 3.45m)

UPVC double glazed window, central heating radiator, spotlights, smoke alarm, media wall with integrated electric fire, gloss wall and base units, wood effect surface, tiled splash backs, integrated oven, four ring electric hob, stainless steel splash back, extractor hood, stainless steel one and a half sink and drainer with high spout mixer tap, integrated dishwasher, fridge freezer, plumbed for washing machine, part tiled floor and UPVC French doors to Juliette balcony.

Bedroom One

11'7 x 9'1 (3.53m x 2.77m)

UPVC double glazed window, central heating radiator, smoke alarm and fitted wardrobe.

Bedroom Two

10'6 x 8'11 (3.20m x 2.72m)

UPVC double glazed window, central heating radiator and smoke alarm.

Bathroom

6'9 x 6'7 (2.06m x 2.01m)

UPVC frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, tiled bath with mixer tap, direct feed overhead rainfall shower and rinse head, spotlights, extractor fan, tiled elevation and tiled floor.

External

Front

Allocated parking.

