



## Ellesmere Road, Manchester, M30 9RT

£1,250

Keenans welcome to the rental market this modern and bright flat located on Ellesmere Road in Eccles, Manchester. This purpose-built apartment, constructed in 2002, offers a generous living space of 926 square feet, making it an ideal choice for those seeking comfort and convenience.

As you enter, you are greeted by a spacious open-plan reception room and kitchen, perfect for both entertaining guests and enjoying quiet evenings at home. The design allows for an abundance of natural light, creating a warm and inviting atmosphere throughout the living area.

The flat features two well-proportioned bedrooms, one of which boasts an ensuite bathroom, providing a private retreat for relaxation. The additional family bathroom is thoughtfully designed, ensuring that all your needs are met. Ample storage space is also available, making it easy to keep your living area tidy and organised.

For those who value parking, this property includes designated parking spaces, a rare find in urban living.

Situated in a vibrant area of Eccles, you will benefit from excellent local amenities, including shops, restaurants, and transport links, making it easy to explore the wider Manchester area.

This flat is perfect for first-time buyers, small families, or investors looking for a property that combines modern living with practicality. Don't miss the opportunity to make this delightful apartment your new rental home. For further 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			
(81-91) B			
(69-80) C		73	80
(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.

# Ellesmere Road, Manchester, M30 9RT

£1,250

 2  2  1  C

- Two Bedroom Purpose Built Apartment
- Modern Family Bathroom
- Designated Parking Spaces Available
- Close Proximity to Local Amenities
- Spacious Open Plan Living And Kitchen Area
- Ample Storage Throughout
- EPC Rating - C
- Main Bedroom With En Suite
- Excellent Eccles Location
- Council Tax Band - C

## Entrance Vestibule

6'4 x 3'3 (1.93m x 0.99m)

Hardwood door to hallway.

## Hallway

13 x 3 (3.96m x 0.91m)

Central heating radiator, laminate flooring, doors leading to to reception room/ kitchen, two bedrooms and bathroom.

## Reception Room/ Kitchen

21'6 x 12'8 (6.55m x 3.86m)

UPVC double glazed windows, central heating radiator, high gloss wall and base units, laminate surfaces, tiled splashbacks, inset sink with draining board and mixer tap, gas hob, integrated double oven, spotlights, smoke alarm, space for fridge freezer, laminate flooring, television point plumbing for washing machine.

## Bedroom One

14'11 x 10'2 (4.55m x 3.10m)

UPVC double glazed window, central heating radiator, door leading to en suite.

## En Suite

7'1 x 5'4 (2.16m x 1.63m)

Heated towel rail, dual flush WC, vanity top wash basin with mixer tap and a direct feed walk in shower, bidet, tiled elevations, tiled effect flooring.

## Bedroom Two

12'10 x 10'6 (3.91m x 3.20m)

UPVC double glazed window, central heating radiator.

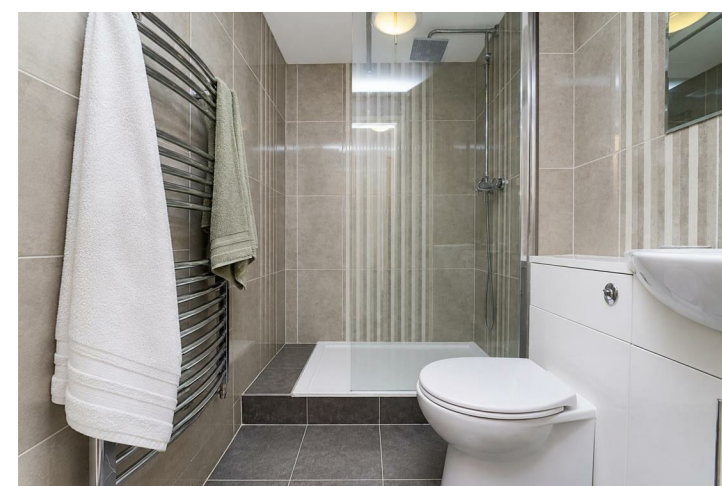
## Bathroom

6'5 x 5'2 (1.96m x 1.57m)

Heated towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed walk in shower with rainfall head, full tiled elevations, spotlights, tiled effect flooring.

## External

Secure gated parking area surrounds exterior of building, electronic buzzer system for both gate and entrance to building.



Tel: 01616960085

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)