



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	81
(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.

Kirkstile Place, Manchester, M27 6WT

£950

TWO BEDROOM FIRST FLOOR APARTMENT

Located just off Manchester Road, Clifton. This two bedroomed first floor apartment is being welcomed to the rental market, well located for commuting with regular public bus services and motorway links close by.

Briefly comprising of an entrance hallway leading to a good sized sitting/dining room with good space for free standing furniture. Fitted kitchen with wall and base units, integrated cooker and space for further appliances. Two good sized bedrooms are also accessed from the hallway. The family bathroom is fully tiled and fitted with a three piece bathroom suite comprising of a bath, w.c and a pedestal wash basin.

Secure intercom access and well cared for communal areas to building whilst the external space allows resident and visitor parking.

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

Kirkstile Place, Manchester, M27 6WT

£950

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

- First Floor Apartment
 - Secure Intercom Access
 - Excellent Commuter and Transport Links
 - Council Tax Band: B
- Two Good Size Bedrooms
 - Modern Fitted Kitchen
 - Close Proximity to Local Amenities
- Off Road Parking
 - Three Piece Bathroom
 - EPC Rating: C

Main entrance

Stairs to all floors and post boxes.

First Floor

Entrance

Hardwood door into hallway.

Hallway
16'6 x 4'7 (5.03m x 1.40m)
Wall mounted electric wall heater, two storage cupboards, doors to reception room, bathroom, two bedrooms and laminate flooring.

Reception Room
14'7 x 11'8 (4.45m x 3.56m)
Dual aspect UPVC double glazed windows, electric wall mounted heater and open to kitchen.

Kitchen
9'1 x 6'8 (2.77m x 2.03m)
UPVC double glazed windows, a range of wall and base units with granite effect work tops, four ring electric hob and oven, extractor hood over, stainless steel one and half bowl sink with drainer, plumbed for washing machine, space for fridge freezer and laminate flooring.

Bedroom One
11'1 x 9'0 (3.38m x 2.74m)
UPVC double glazed window and wall mounted electric wall heater.

Bedroom Two
8'9 x 7'4 (2.67m x 2.24m)
UPVC double glazed window and wall mounted electric wall heater.

Bathroom
6'4 x 5'7 (1.93m x 1.70m)
Panel bath with electric shower over, pedestal wash basin, dual flush W.C, chrome effect heated towel rail, fully tiled elevations and vinyl flooring.

External
Communal gardens and off road parking.



Tel: 01616960085

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