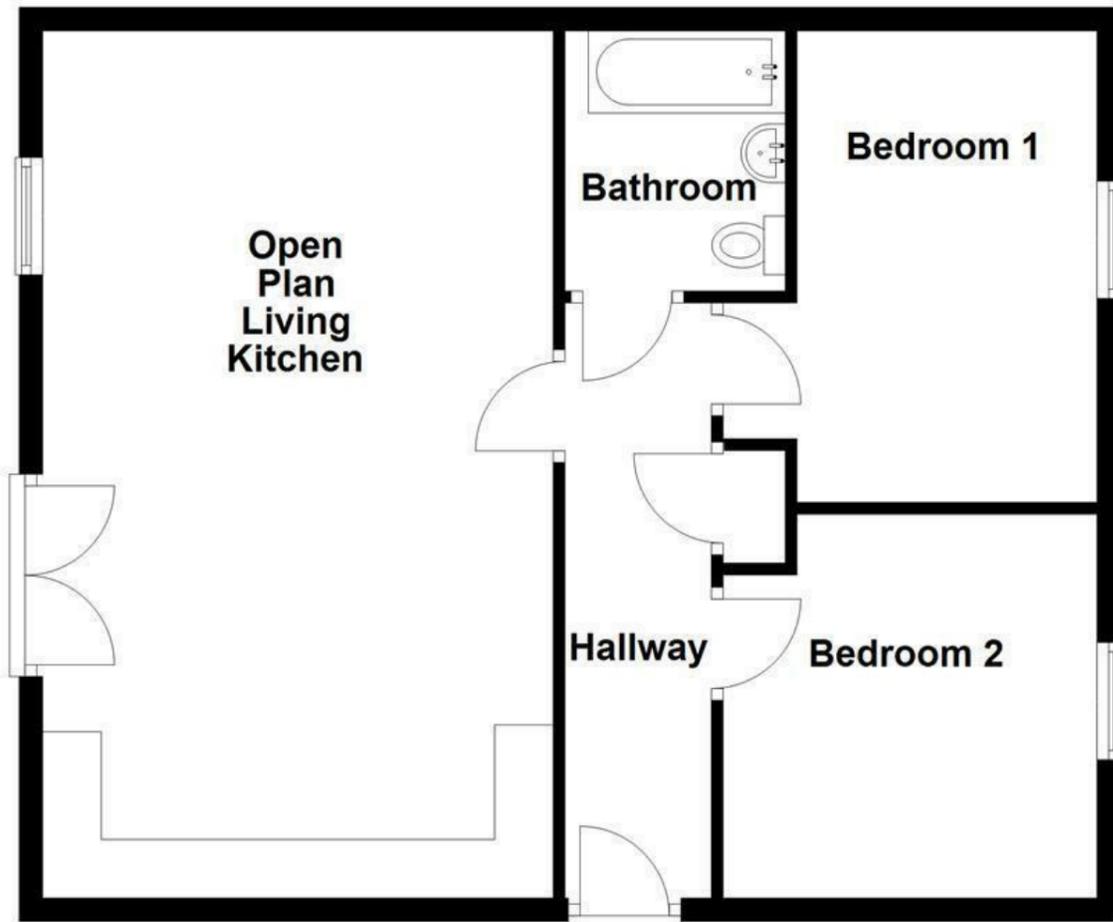


First Floor



Quinn Square, Droylsden, M43 6UU

£1,200

A MODERN TWO BEDROOM FIRST FLOOR APARTMENT

Welcome to this delightful two-bedroom first-floor apartment located in the desirable Quinn Square, Droylsden. This charming flat boasts stunning views of the canal, providing a serene backdrop for your daily life.

As you enter, you will find a spacious open-plan living area that seamlessly combines comfort and style, perfect for both relaxation and entertaining. The modern kitchen is well-equipped, making it a joy to prepare meals while enjoying the lovely views.

The apartment features two generously sized double bedrooms, offering ample space for rest and personalisation. The family bathroom is conveniently located, ensuring ease of access for all residents.

Situated in a sought-after location, this property is close to a variety of amenities and excellent transport links, making it ideal for those who value convenience and connectivity.

This flat is new to the rental market and presents a wonderful opportunity for anyone looking to enjoy a comfortable lifestyle in a vibrant community. Don't miss your chance to make this lovely apartment your new home.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Quinn Square, Droysden, M43 6UU

£1,200



- Two double bedrooms
- Open-plan living area
- Sought after location
- New to rental market
- Modern kitchen
- First floor apartment
- Close to amenities
- Family bathroom
- Gorgeous canal views
- Near transport links

First Floor

Entrance Hallway

11'10 x 4'1 (3.61m x 1.24m)

Entrance door, central heating radiator and doors to two bedrooms, bathroom, storage and reception room.

Bedroom One

13'2 x 10'2 (4.01m x 3.10m)

UPVC double glazed window and central heating radiator.

Bedroom Two

10'9 x 10'2 (3.28m x 3.10m)

UPVC double glazed window and central heating radiator.

Bathroom

7'3 x 6'2 (2.21m x 1.88m)

Central heating radiator, panelled bath with direct feed shower overhead, wall mounted wash basin, dual flush WC, tiled elevations, extractor fan and wood effect flooring.

Open Plan Living Kitchen

19'2 x 14'3 (5.84m x 4.34m)

UPVC double glazed window, two central heating radiators, television point, two smoke alarms, range of high gloss wall and base units with marble effect surfaces, stainless steel one and a half bowl sink with drainer and mixer tap, oven with four ring induction hob, extractor hood, plumbing for washing machine, space for fridge freezer, wood effect flooring and UPVC door to the balcony.



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