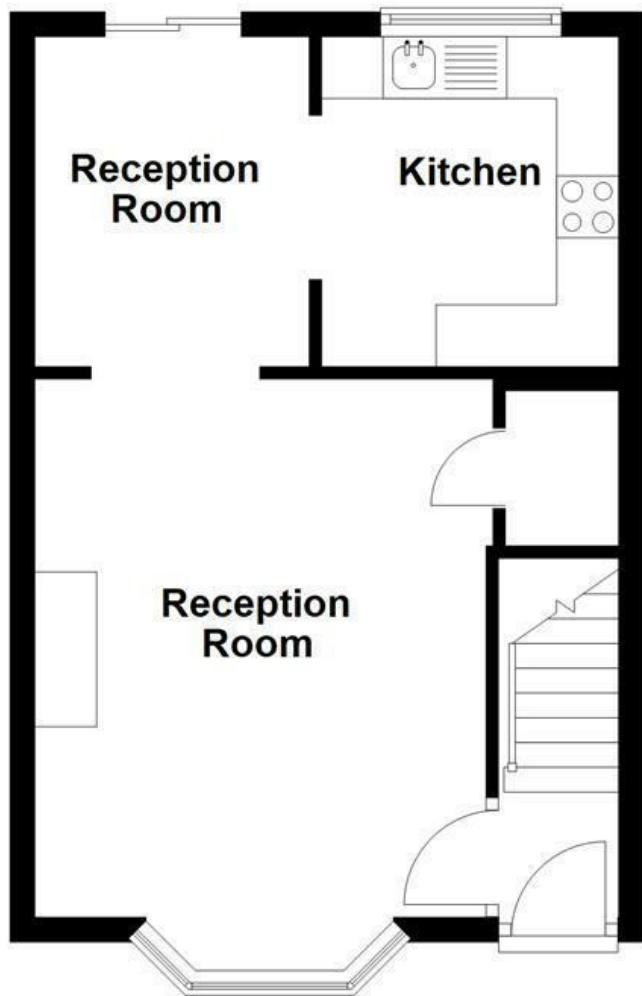
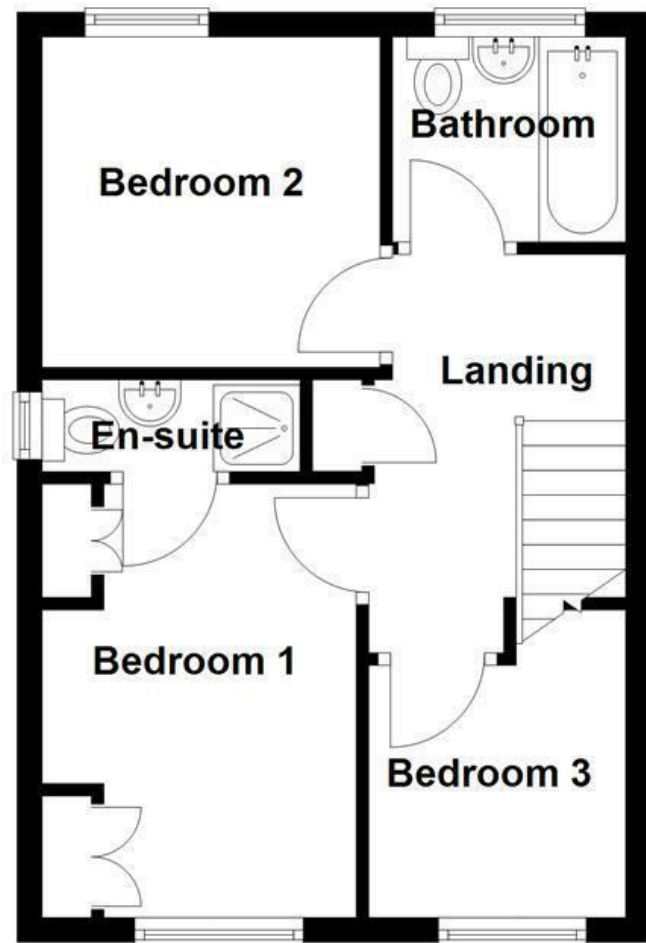


Ground Floor



First Floor



## Chendre Close, Manchester, M27 6HJ

### £1,295 PCM

REFURBISHED THREE BEDROOM SEMI DETACHED

Keenans Lettings are delighted to offer this modern semi-detached house to the rental market. The property is ideally situated for the commuter with access to the M60 within close proximity, making the Lowry and Manchester City Centre accessible. This property offers three bedrooms, front and rear gardens and off road parking.

Internally, this semi-detached home briefly comprises to the ground floor: entrance hallway, a great sized first reception room with double doors to the dining space and a fitted kitchen. To the first floor there are two double bedrooms with en suite facilities to the master, a further single bedroom and a three piece bathroom. Externally to the front of the property there is a feature block paved garden plus a driveway. To the rear there is a well presented, private, laid to lawn garden with flower beds, mature borders and a quaint flagstone paved patio.

Some images have been digitally staged using AI to illustrate the potential layout and appearance of the property.

This property must be viewed to appreciate everything it has to offer. For more information or to book a viewing, contact our Lettings team today. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</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>	<b>70</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.



# Chendre Close, Manchester, M27 6HJ

## £1,295 PCM

 3  2  2  C

- Semi-Detached House
  - En Suite to Main Bedroom
  - Driveway for Off Road Parking
  - Available Immediately
- Three Bedrooms
  - Three Piece Bathroom Suite
  - Excellent Transport and Commuter Links
- New Modern Fitted Kitchen
  - Enclosed Rear Garden
  - Close Proximity to Local Amenities

### Ground Floor

#### Hall

Hardwood frosted entrance door, central heating radiator, smoke alarm, stairs to first floor and door to reception room one.

#### Reception Room One

15'11" x 12'1" (4.85 x 3.68)

UPVC double glazed bay window, coving, central heating radiator, TV point, under stairs storage, feature fireplace, and double doors to reception room two.

#### Reception Room Two

8'9" x 7'3" (2.67 x 2.21)

Central heating radiator, fuse box, open access to kitchen and UPVC double glazed sliding doors to rear.

#### Kitchen

8'7" x 7'7" (2.62 x 2.31)

UPVC double glazed window, spotlights, wall and base units, laminate worktops, tiled splash backs, stainless steel sink with draining board and mixer tap, integrated oven, four burner gas hob, extractor hood, plumbing for washing machine, wall mounted boiler and tile effect flooring.

### First Floor

#### Landing

Central heating radiator, loft access, smoke alarm, storage cupboard and doors to three bedrooms and bathroom.

#### Bedroom One

11'6" x 8'5" (3.51 x 2.57)

UPVC double glazed window, central heating radiator, fitted wardrobes and door to en suite.

#### En Suite

UPVC double glazed frosted window, low flush WC, pedestal wash basin with traditional taps, direct feed shower in enclosure, part tiled elevations, extractor fan and wood effect flooring.

#### Bedroom Two

8'9" x 8'9" (2.67 x 2.67)

UPVC double glazed window and central heating radiator.

#### Bedroom Three

8'2" x 6'6" (2.49 x 1.98)

UPVC double glazed window and central heating radiator.

#### Bathroom

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, panelled bath with traditional taps, extractor fan, part tiled elevations and tile effect flooring.

#### External

#### Front

Block paved driveway and bedding areas.

### Rear

Laid to lawn garden and paving.

### AGENTS NOTES

Council Tax Band C. EPC Rating C.



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