



Sandtrap Way, Manchester, M38 9BX

£1,250 Per Month

A BRAND NEW TWO BEDROOM PROPERTY ON A SOUGHT AFTER DEVELOPMENT

Keenans welcome to the rental market this brand new two bed property. Located in Salford M38, The Fairways provides the perfect mix of rural and urban living. For those needing to commute, the M61 takes less than 2 minutes to reach by car. Nearby, you'll find Moses Gate and Atherton train stations, which both have excellent connections to Manchester, Bolton Liverpool and Blackburn. You'll also have easy access to lots of everyday amenities, including a range of restaurants, village pubs, shops, a post office and country parks. There are a variety of highly rated primary and secondary schools within the local area, catering for all educational needs.

The property briefly comprises; To the ground floor entrance hallway with w.c, living room and kitchen diner. To the second floor two double bedrooms and a family bathroom. Externally the property benefits from off road parking for two cars an electric car charging point and to the rear an enclosed garden.

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		91	91
(81-91) B			
(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.

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- Brand New Property
- Off Road Parking
- EPC Rating B
- Close Proximity to Local Amenities
- Two Double Bedrooms
- Enclosed Rear Garden
- Council Tax Band TBC
- Electric Car Charging Point
- Downstairs W.C
- Excellent Transport Links

Ground Floor

Entrance

Entrance into hallway via a composite double glazed door

Hallway

4'6 x 3'10 (1.37m x 1.17m)

Doors to living room and W.C.

W.C

4'11 x 3'4 (1.22m'3.35m x 0.91m'1.22m)

GCH radiator, dual flush W.C, wall mounted sink with mixer tap, tiled splash back and tiled flooring.

Living Room

15'11 x 9'8 (4.57m'3.35m x 2.74m'2.44m)

UPVC double glazed window, GCH radiator and door to kitchen diner.

Kitchen/Diner

13'3 x 11'1 (3.96m'0.91m x 3.35m'0.30m)

UPVC double glazed doors to rear garden, GCH radiator and, a range of wall and base units with complimentary work tops, stainless steel sink with drainer and mixer tap, electric oven, four ring gas hob, stainless steel splash back, extractor hood over, space and plumbing for washing machine, space for fridge freezer, door to under stairs storage cupboard and tiled flooring.

First Floor

Landing

8'1 x 7'3 (2.46m x 2.21m)

Doors to two bedrooms, bathroom and storage cupboard.

Bedroom One

13'3 x 8,11 (3.96m'0.91m x 2.44m,3.35m)

UPVC double glazed window and GCH radiator.

Bedroom Two

13'3 x 7'10 (3.96m'0.91m x 2.13m'3.05m)

UPVC double glazed window and GCH radiator.

Bathroom

7'9 x 6'3 (2.13m'2.74m x 1.83m'0.91m)

GCH radiator, panel bath with mixer tap and direct feed shower over, pedestal sink with mixer tap, dual flush W.C, tiled elevations and tiled flooring.

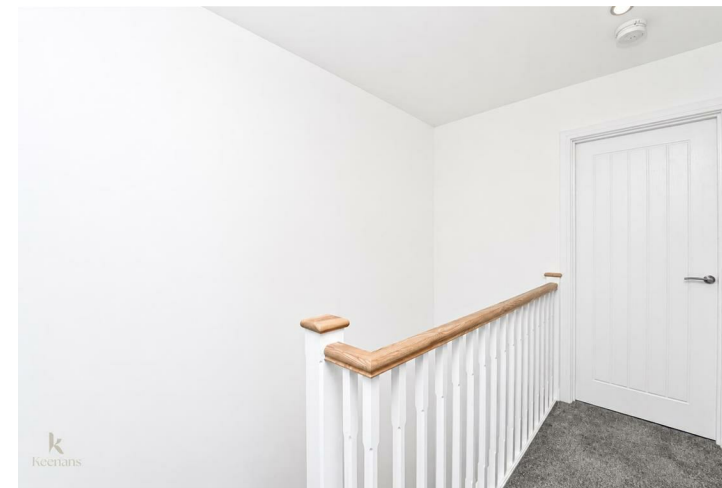
External

Front

Driveway with electric car charging point and a further parking place across the road.

Rear

Enclosed garden with gated access.



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