



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	53	
(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.

Manchester Road, Manchester, M28 3WH

£1,195

A FULLY RENOVATED TWO BEDROOM MID TERRACE WITH PARKING

Keenans Lettings welcome to the rental market this newly renovated two bedroom mid terrace. Located on Manchester Road between Wardley and Walkden. This property is well positioned for access to the A580, great public transport routes into Manchester City Centre and Bolton, close to Swinton and Walkden town centres. Also there are very good schools and amenities close by.

Having been renovated to a very high standard the property briefly consists of: Two Reception rooms, downstairs W.C., a fully fitted kitchen, four piece family bathroom and two double bedrooms. Externally there is an enclosed forecourt garden to the front. To the rear a courtyard garden with off road parking that backs onto fields so not overlooked.

Would suit a couple or small family looking for a charming mid terrace property to make their new rental home located in a popular area. For further information or to book a viewing please contact our Lettings team at your earliest convenience.

Manchester Road, Manchester, M28 3WH

£1,195

 2  1  2  E

- Two Double Bedrooms
 - Council Tax Band A
 - Fully Renovated Property
 - Available Immediately
- Two Reception Rooms
 - Close Proximity to Local Amenities
 - Off Road Parking
- EPC Rating: E
 - Excellent Transport and Commuter Links
 - Sought After Location

Ground Floor

Entry hall

3'4 x 14'10 (1.02m x 4.52m)

Stairs to First floor, doors to reception rooms one and two.

Reception Room One

10'4 x 11'4 (3.15m x 3.45m)

UPVC double glazed window. Central heating radiator. Brick decorative fire place space.

Reception Room Two

12'4 x 11'4 (3.76m x 3.45m)

UPVC double glazed french doors, leading to rear garden. Central heating radiator. Door leading to kitchen.

Kitchen

18'5 x 7'0 (5.61m x 2.13m)

UPVC double glazed window. Composite door leading to rear garden. Central heating radiator. Wood effect counter top. Hi gloss wall and base units. Integrated cooker and x4 gas hobs. Space for washing machine and fridge freezer. Door leading to WC.

WC

3'4 x 2'5 (1.02m x 0.74m)

double toilet and sink combination

First Floor

Landing

Doors to two bedrooms and bathroom.

Bathroom

14'2 x 11'4 (4.32m x 3.45m)

UPVC frosted double glazed window. Spot lights. Central heating radiator. Dual flush toilet. Pedal stool wash basin. PVC bath with traditional taps. Walk in direct feed shower.

Bedroom One

14'2 x 11'4 (4.32m x 3.45m)

UPVC double glazed window. Central heating radiator

Bedroom Two

12'7 x 9'4 (3.84m x 2.84m)

UPVC double glazed window. Central heating

External

Front

Enclosed forecourt garden.

Rear

Courtyard garden with off road parking.



Tel: 01616960085

www.keenans-estateagents.co.uk