



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



## Rosslyn Road, Moston, M40 9PE


£1,350

A SPACIOUS THREE BEDROOM FAMILY HOME WITH OFF ROAD PARKING

Keenans are proud to welcome this stunning three-bedroom semi-detached property to the rental market in the heart of Moston. The property boasts two spacious reception rooms, a modern kitchen, and a utility room. The property also features a contemporary style bathroom. The property benefits from neutral decoration, original features, double glazing and gas central heating throughout. Situated conveniently close to local schools and amenities, this property is ideally suited to a professional couple or small family looking for their perfect home.

Comprising briefly; entrance via the front door to a welcoming hallway. The hallway gives access to two reception rooms, the kitchen, a storage cupboard and stairs to the first floor. The kitchen has a door leading to the utility room. The utility room has a door leading to the rear of the property. The first floor houses a landing which gives access to three good size bedrooms and a three piece bathroom suite. Externally, to the front, there is a block paved driveway which can fit multiple vehicles. To the rear there is a patio enclosed garden, with stone chip bedding areas.

For further information or to arrange a viewing please contact our Lettings team at your earliest convenience. For the latest upcoming properties make sure you follow our socials on Instagram @keenans.ea and Facebook @keenansstateagents

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		66	
(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.

# Rosslyn Road, Moston, M40 9PE

£1,350



- Close Proximity To Major Commuter Routes
- Off Road Parking With Driveway
- Enclosed Rear Patio Garden
- Separate Utility Room
- Council Tax Band C
- Spacious Three Bedroom Semi Detached Property
- Contemporary Fitted Kitchen And Three Piece Bathroom Suite
- EPC Rating D
- Ideal Family Home With Viewing Essential
- Easy Access To Local Communities

## Ground Floor

### Entrance

Via a UPVC double glazed door to hall.

### Hall

14'8 x 7'3 (4.47m x 2.21m)

Two UPVC double glazed frosted windows, central heating radiator, meter cupboard, smoke alarm, coving, picture rail, part wood effect laminate floor, stairs to first floor, doors to two reception rooms, kitchen and door to under stairs storage.

### Reception Room One

12'1 x 12' (3.68m x 3.66m)

UPVC double glazed bay window, central heating radiator, ceiling rose, coving, picture rail, television point, electric fire with tile surround and wooden mantle, wood effect laminate floor.

### Reception Room Two

13'9 x 12'1 (4.19m x 3.68m)

UPVC double glazed bay window, central heating radiator, picture rail, tiled fireplace with log burner and television point.

### Kitchen

9'6 x 7'1 (2.90m x 2.16m)

UPVC double glazed window, range of white gloss wall and base units, granite effect work tops, stainless steel one and a half sink and drainer with mixer tap, tiled splash backs, integrated electric oven with four ring gas hob, space for under counter appliance, wood effect laminate floor and door to utility room.

### Utility Room

7'6 x 7'7 (2.29m x 2.31m)

Granite effect work top, two UPVC double glazed frosted windows, plumbed for washing machine and door to rear.

## First Floor

### Landing

7' x 6'7 (2.13m x 2.01m)

UPVC double glazed frosted window, loft access, smoke alarm, doors to three bedrooms and bathroom.

### Bedroom One

12'2 x 12'1 (3.71m x 3.68m)

UPVC double glazed bay window, central heating radiator, fitted wardrobes and picture rail.

### Bedroom Two

12'1 x 12'1 (3.68m x 3.68m)

UPVC double glazed window, central heating radiator, television point and picture rail.

### Bedroom Three

8'11 x 7'2 (2.72m x 2.18m)

UPVC double glazed window and central heating radiator.

### Bathroom

7'1 x 6'11 (2.16m x 2.11m)

UPVC double glazed frosted window, central heating towel rail, spotlights, extractor fan, tiled elevation, tiled floor, three piece suite, panel curved bath with mixer tap, direct feed shower with rainfall head and rinse head, dual flush WC, wall mounted wash basin with mixer tap.

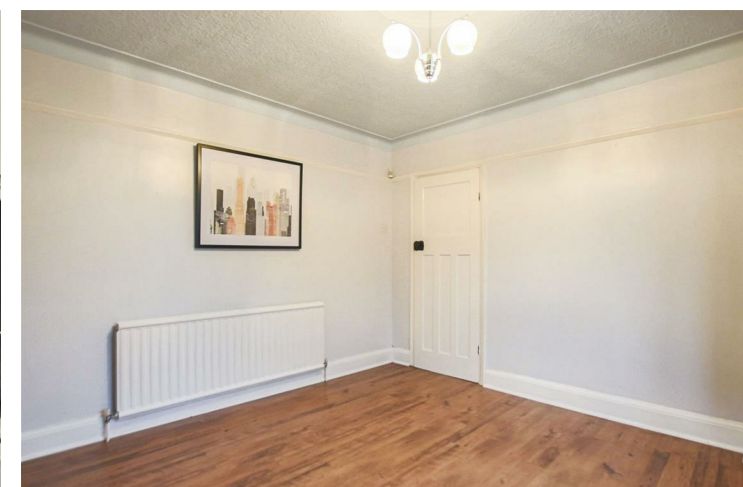
## External

### Front

Block paved driveway and gate to rear.

### Rear

Patio yard with stone chip and timber shed.



Tel: 01616960085

www.keenans-estateagents.co.uk