

Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	45
(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.

46 Moss Lane West, Manchester, M15 5FB

£925

ONE BEDROOM FURNISHED APARTMENT WITH OPEN PLAN LIVING

Nestled in the vibrant area of Moss Lane West, Manchester, this charming apartment is being welcomed to the rental market. It offers a perfect blend of comfort and convenience. The apartment features welcoming open plan living, providing a delightful space for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating an inviting atmosphere throughout. The bathroom is well-appointed, ensuring that your daily routines are both comfortable and efficient.

Living in Moss Lane West means you are surrounded by a lively community, with an array of local amenities just a stone's throw away. From trendy cafes and restaurants to shops and parks, everything you need is within easy reach. The area is well-connected by public transport, making it simple to explore all that Manchester has to offer.

For further information or to book a viewing please contact our Lettings team at your earliest convenience.

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 1  1  1  E

- Lower Ground Floor Furnished Flat
 - Three Piece Bathroom
 - Close proximity To Local Amenities
 - Recently Redecorated
- Open Plan Living Room
 - Communal Gardens
 - Excellent Transport Links
- One Bedroom
 - Parking Space Available
 - Sought After Location

Lower Ground Floor

Hall

8' x 5'1 (2.44m x 1.55m)

Entrance door, storage cupboard and doors to reception room, bedroom and bathroom.

Open Plan Living

16'8 x 12'11 (5.08m x 3.94m)

UPVC double glazed window, electric storage heater, gloss wall and base units, integrated single oven, four ring induction hob, one and half bowl stainless steel sink with draining board and mixer tap, integrated fridge freezer, integrated washing machine, under unit lighting, original brick ceiling and wood effect flooring.

Bedroom

12'11 x 9'10 (3.94m x 3.00m)

UPVC double glazed window, electric storage heater, two feature wall lights and original brick ceiling.

Bathroom

8'5 x 8'2 (2.57m x 2.49m)

UPVC double glazed frosted window, heated towel rail, dual flush WC, pedestal wash basin, panel bath with direct feed shower over, tiled elevation and tiled flooring.

External

Communal gardens and parking spaces.

Agents Notes

EPC rating E and Council Tax band A.



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