



16 Actonville Avenue, Manchester, M22 9AN

£1,400 Per month

 **2**  **2**  **1**  **C**

This modern and well-presented two-bedroom property in Wythenshawe offers comfortable and practical living, ideal for families.

The ground floor features a bright and contemporary living space, leading through to a well-appointed kitchen with ample storage and workspace. A convenient downstairs WC adds to the functionality of the home, making it perfectly suited to everyday family life and entertaining.

Upstairs, the property boasts two generously sized bedrooms, along with a modern family bathroom.

Externally, the property benefits from an off-road parking space, providing added convenience and security. The rear features an easy-to-maintain decked area.

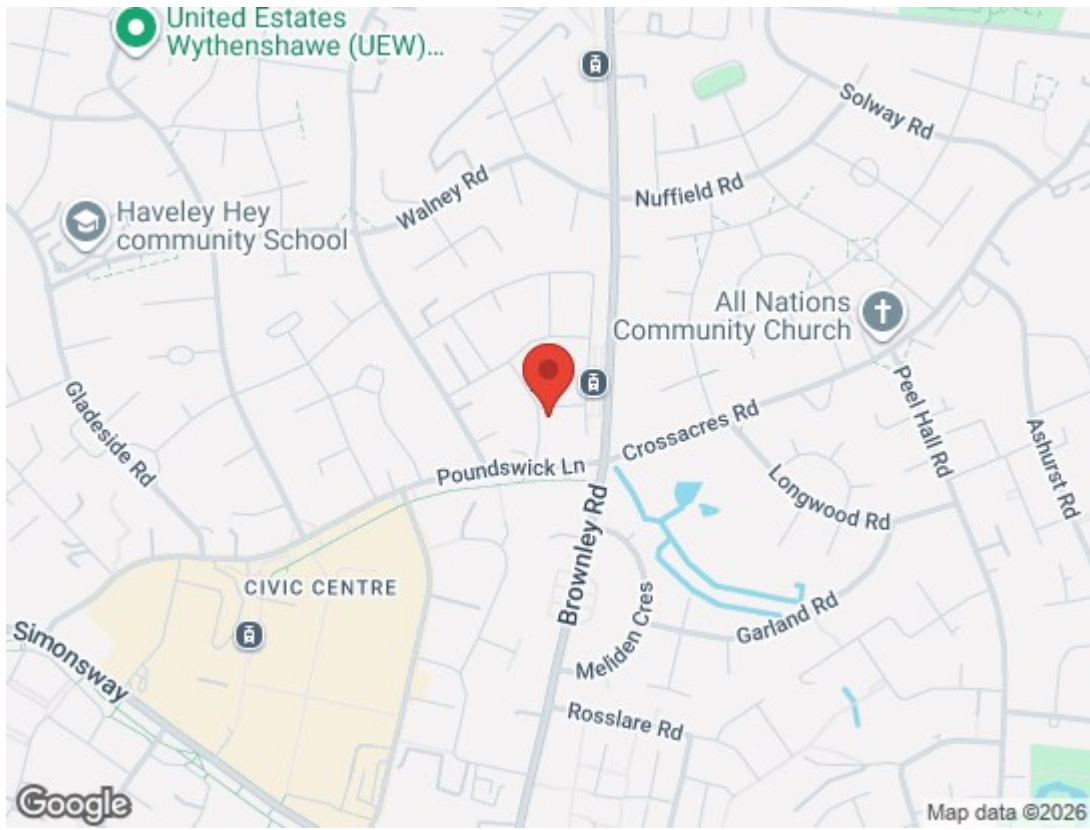
Situated in a popular residential area, the home is close to local amenities, schools, and transport links, making it an excellent choice for those seeking both comfort and accessibility.

Early viewing is highly recommended.

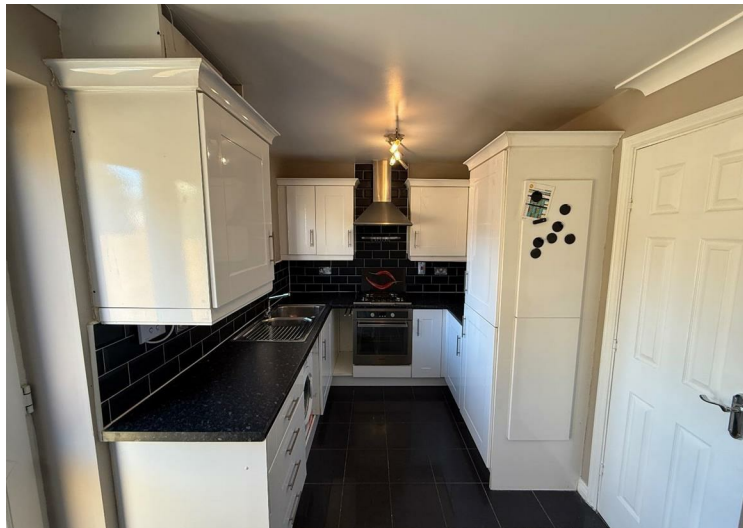
- Modern Property
- Newly Decorated
- Stylish Kitchen
- Parking Space
- Rear Decking
- Downstairs Toilet
- Suburban Location
- Great Transport Links

Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0161 667 9879



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	77	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.