

# DAWSONS

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18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292

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Manchester Road, Manchester, M34 5PX

**£1,295 Per Calendar Month**



This fully refurbished, deceptively spacious property offers spacious living, situated in the highly sought-after area of Audenshaw. This property benefits from brand new modern fitted Kitchen with free standing Fridge/Freezer ( Gifted for use during tenancy).

Two Large Reception Rooms: Two bright and airy living spaces providing flexible options for a separate lounge and a formal dining room or family area. Three Bedrooms: including a large master bedroom and two additional versatile rooms. Family Bathroom with three piece suite & shower over. GCH & DG.

A substantial enclosed rear garden featuring a lawn and patio area.

Newly Refurbished: The property has undergone a comprehensive renovation with fresh décor, and updated flooring. Conveniently located for easy access to the M60 motorway and direct routes into Manchester City Centre.

Within walking distance of reputable schools such as Audenshaw School and close to shopping & leisure facilities.

£1295 pcm + Holding Deposit

Council Tax Band C

Energy Efficiency Rating E

