



36 Gresham Street, Manchester, M34 3AW

£950 Per Month

A Wilson Estates are delighted to offer To Let this beautifully presented two bedroom mid terrace on Gresham Street in Denton. To the ground floor there is a spacious open plan living and dining area with a modern kitchen. To the first floor there are two double bedrooms and. To the rear of the property you will find a rear yard with additional garden area.

The property is just a short walk from Denton town centre which has many shopping, dining and entertainment amenities. There are many excellent local schools within close proximity. Denton has excellent transport links and is ideally situated on the M60 motorway network.

We expect a great deal of interest at this property so please contact A Wilson Estates to arrange a viewing appointment.

Briefly the property comprises:~

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Denton, Manchester, M34 3AW

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Entrance Vestibule

uPVC double glazed door and window to front elevation. Lighting and carpet.

Lounge

uPVC double glazed window to front elevation. Lighting, wall mounted electric fire, radiator, carpet, and blinds.

Dining Room

uPVC double glazed window to rear elevation. Lighting, radiator, carpet, blinds, and built in storage cupboard.

Kitchen

uPVC double glazed door and window to side elevation. Fitted wall and base units with coordinating work surfaces. Stainless steel single sink unit with mixer tap. Integrated electric oven and gas hob with extractor over. Part tiled walls, lighting, blinds, tiled flooring.

Stairs and Landing

Wooden handrail, lighting, carpet, and loft access.

Bedroom One

uPVC double glazed window to front elevation. Lighting, radiator, carpet, and blinds.

Bedroom Two

uPVC double glazed window to rear elevation. Lighting, radiator, carpet, and blinds.

Bathroom

uPVC double glazed window to rear elevation. Three piece bathroom suite comprising low-level

WC, hand wash basin with mixer tap, and panelled bath with mains fed shower over. Part tiled walls, lighting, heated towel rail, wall mounted vanity unit, and tiled flooring.

Externally

Enclosed courtyard with outbuilding storage. Additional garden area with artificial lawn.

Additional Information

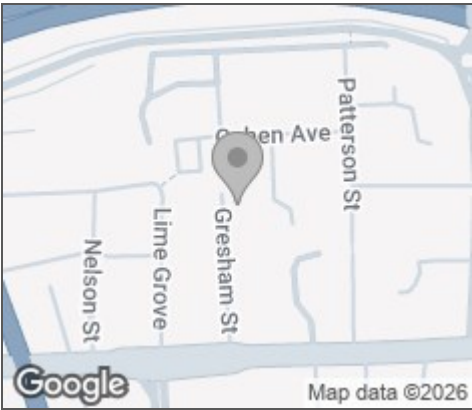
Council Tax Band : A

EPC Rating : D

Holding Deposit : £219

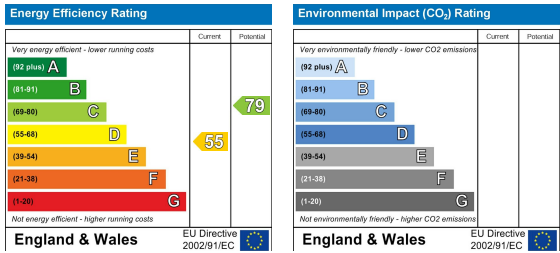
STRICTLY NO SMOKING POLICIES APPLY





Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.



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.