



## 5 Delta Road, Manchester, M34 5HR

**£1,050 Per Month**

A Wilson Estates are delighted to welcome to the rental market this three-bedroom mid terrace property situated on Delta Road in Audenshaw.

The property is well presented with neutral décor throughout and benefits of having a spacious lounge, fitted kitchen / diner, downstairs WC, good sized bedrooms, fitted bathroom and rear garden.

Gas central heating is installed throughout and there is double glazing throughout.

Ideally located close to schools, amenities, train, tram, and bus links into Manchester City Centre, parks, playing fields and a short distance drive to the M60 motorway.

Please contact A Wilson Estates to arrange a viewing appointment.

Briefly, the property comprises:

# 5 Delta Road

Audenshaw, Manchester, M34 5HR

**£1,050 Per Month**



## Entrance Hallway

uPVC double-glazed door to front elevation. Lighting and laminate flooring.

## Lounge

uPVC double-glazed window to front elevation. Feature fire surround with electric fire. Lighting, wood laminate flooring, blinds, and double radiator.

## Kitchen/Diner

uPVC double-glazed window and French doors to rear elevation, fitted wall and base units, wood effect work surfaces, one and a half bowl stainless steel sink unit with mixer tap. Integrated electric oven and gas hob with extractor over. Lighting, laminate flooring, blinds, and double radiator.

## WC

Low-level W.C. and hand wash basin. Laminate work surface, plumbing for automatic washing machine, and wood laminate flooring.

## Stairs/Landing

Wooden handrail. Lighting, built-in storage cupboard, double radiator and access to loft.

## Bedroom One (double)

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

## Bedroom Two (double)

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

## Bedroom Three

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

## Bathroom

uPVC double-glazed window to rear elevation. Three-piece bathroom suite comprising low-level W.C, hand wash basin, and panelled bath with mains fed shower over. Lighting, glass shower screen, fully tiled walls, wood laminate flooring and heated towel rail.

## Externally

To the rear of the property is a pleasant enclosed yard.

## Additional Information

Council Tax Band : A

EPC Rating : C

Holding Deposit : £242

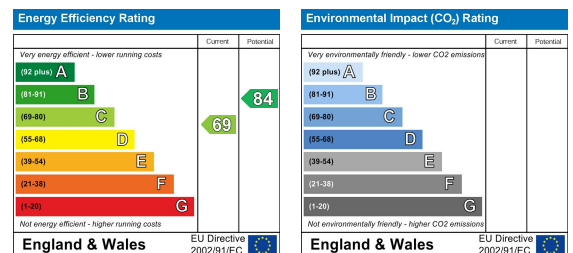
STRICTLY NO SMOKING POLICIES APPLY





## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

Lettings 0161 303 9886 Sales 0161 303 0778 Email: info@awilsonestates.com www.awilsonestates.com