



31 Boswell Avenue, Manchester, M34 5RF

£950 Per Month

A Wilson Estates are delighted to offer To Let this two bedroom home on Boswell Avenue in the popular area of Audenshaw, a location in constant demand.

The accommodation comprises of; front lounge, modern kitchen and dining area. Upstairs the property offers two double bedrooms and a family bathroom.

At the front of the property is a courtyard providing off road parking. At the rear is a generously-sized enclosed garden.

The location is a real advantage, particularly for commuters; Audenshaw Tram Stop Station is just a short walk away, providing convenient links into Manchester city centre, while nearby bus routes and excellent access to the M60 make travelling further afield equally straightforward.

A range of everyday amenities can be found close by, including local shops, supermarkets, cafés, schools and healthcare facilities, a variety of green spaces offer plenty of opportunities for walking, cycling and outdoor recreation. Golf enthusiasts will also appreciate being within easy reach of Fairfield Golf Club.

31 Boswell Avenue

Audenshaw, Manchester, M34 5RF

£950 Per Month



Entrance Hallway

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

Lounge

uPVC double-glazed box windows to front elevation. Lighting, radiator, carpet, and blinds.

Dining Kitchen

uPVC double-glazed door and window to rear elevation. Fitted wall and base units with coordinating work surfaces. Stainless steel one and a half bowl sink with mixer tap. Integrated electric oven and gas hob with extractor over. Part-tiled walls, lighting, radiator, blinds, and tiled flooring.

Stairs and Landing

Wooden handrail. Lighting, radiator, carpet, and loft access.

Bedroom One

uPVC double-glazed windows 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, and panelled bath with mains-fed shower over. Fully tiled walls, lighting, radiator, and tiled flooring.

Externally

Driveway parking to the front. At the rear is an enclosed garden with decking area, laid to lawn, and shed.

Additional Information

Council Tax : A

EPC Rating : C

Holding Deposit : £219

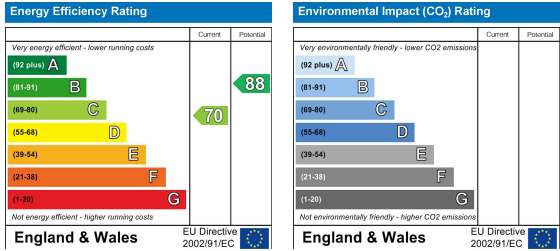
STRICTLY NO SMOKING POLICIES APPLY





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.