



45 Lumb Lane, Manchester, M43 7LH

£1,100 Per Month

A Wilson Estates are delighted to offer To Let this three bedroom mews property on Lumb Lane in Droylsden.

Located in popular residential area and within walking distance to schools, local shops and transport links.
Lounge, kitchen/diner, three bedrooms, family bathroom, front, and rear gardens with off road parking.

Early viewing is highly recommended.

Please contact A Wilson Estates to arrange a mutually convenient viewing appointment.

Briefly the property comprises:~

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Entrance Vestibule

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

Lounge

uPVC double-glazed window to front elevation. Electric fire, surround and mantle-piece. Lighting, radiator, carpet, curtains.

Kitchen

Wooden door and uPVC double-glazed window to rear elevation. Fitted wall and base units with coordinating work surfaces. Stainless steel single sink unit with mixer tap. Integrated electric oven and gas hob. Lighting, vinyl flooring, and under-stair storage cupboard.

Rear Porch

uPVC double-glazed door to side elevation. Lighting, vinyl flooring, and built-in storage cupboard.

Bathroom

uPVC double-glazed windows to rear and side elevations. Three-piece bathroom suite comprising low-level WC, hand wash basin with mixer tap, and panelled bath with electric shower over. Part-tiled walls, lighting, radiator, and vinyl flooring.

Stairs and Landing

Wooden handrail. Lighting and carpet.

Bedroom One

uPVC double-glazed windows to front elevation. Fireplace with surround and mantle-piece. Lighting, radiator, carpet, and built-in storage cupboards.

Bedroom Two

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

Bedroom Three

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

Externally

Garden fronted, Garden and off road parking to rear.

Additional Information

Council Tax Band : B

EPC Rating : TBC - in progress

Holding Deposit : £253

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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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.