



17 The Pines Ainsbrook Avenue, Manchester, M9 7FJ

£875 PCM

CURRENTLY UNDERGOING A DECOR REFRESH

A Wilson Estates are delighted to offer To Let this two bedroom third floor apartment on The Pines in Manchester. Situated on a quiet modern development, this property provides spacious accommodation with a larger than average living room, separate kitchen, family bathroom and two double bedrooms with the master having the benefit of an en suite.

Transport links are excellent with a short walk to Moston rail station, local bus routes and the M0 is a stones throw away.

Located nearby are many amenities including parks, schools, hospital and golf courses.

Please call A Wilson Estates on 0161 303 9886 to book a viewing.

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Entrance Hallway

Wooden door to communal hallway. Lighting, radiator, carpet, intercom, loft access, and built in storage cupboard.

Lounge

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

Kitchen

Fitted wall and base units with coordinating work surfaces. Stainless steel one and a half bowl sink with mixer tap and food waste disposal. Integrated electric oven and gas hob with extractor over. Integrated fridge, freezer, washing machine, and dishwasher. Part tiled walls, lighting, radiator, and vinyl flooring.

Bedroom One

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

En Suite

Three piece bathroom suite comprising low-level WC, hand wash basin, and enclosed shower cubicle with mains fed shower over. Part tiled walls, lighting, radiator, extractor fan, and vinyl flooring.

Bedroom Two

uPVC double glazed window to front elevation. Fitted desk area, lighting, radiator, carpet, blinds, and built in wardrobe.

Bathroom

Three piece bathroom suite comprising low-level

WC, hand wash basin, and panelled bath. Lighting, radiator, extractor fan, and vinyl flooring.

Externally

Well maintained grounds. External bin store. Allocated parking space for one vehicle.

Additional Information

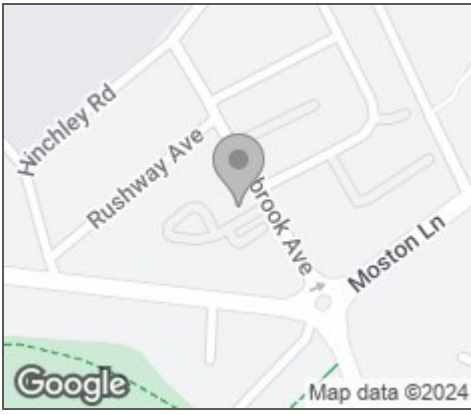
Council Tax band : B

EPC Rating : C

Holding Deposit : £201

STRICTLY NO PETS AND 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		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A			Very environmentally friendly - lower CO ₂ emissions	(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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