



## 11 Williamson Lane, Manchester, M43 7BD

**£875 PCM**

A Wilson Estates are delighted to offer To Let this fully refurbished two bedroomed mid terrace property which is available immediately. This property comprises; good sized lounge and sociable dining kitchen to the ground floor; and two bedrooms and three piece family bathroom to the first floor. To the rear of the property is an enclosed low maintenance yard. Early viewing highly recommended. Please call A Wilson Estates to arrange a viewing on 0161 303 9886.

Briefly the property comprises:~

# 11 Williamson Lane

Droylsden, Manchester, M43 7BD

**£875 PCM**



## Lounge

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

EPC Rating : C

Holding Deposit : £201

## Kitchen

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

STRICTLY NO PETS AND SMOKING POLICIES APPLY

## Stairs and Landing

Wooden handrail, lighting, carpet, and loft access.

## Bedroom One

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

## Bedroom Two

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

## Bathroom

Three piece bathroom suite comprising low-level WC, hand wash basin with mixer tap, and panelled bath with mains fed shower over. Lighting, heated towel rail, extractor fan, vinyl flooring, and built in storage cupboard.

## Externally

Enclosed yard to rear.

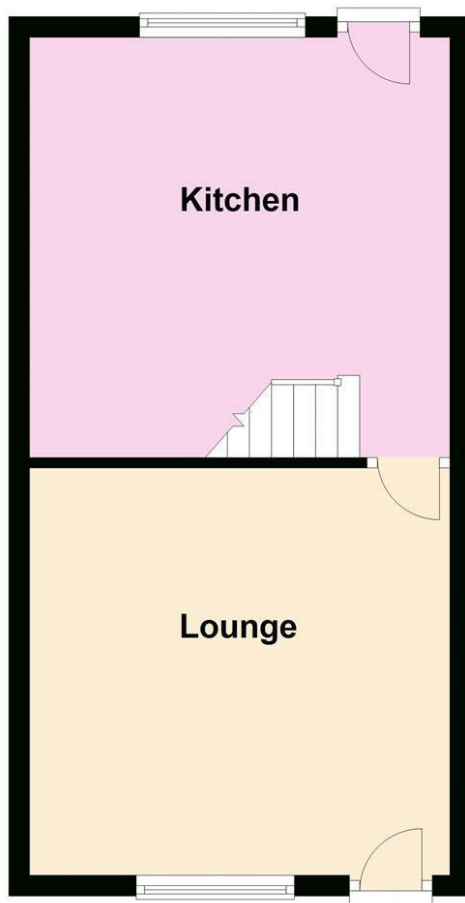
## Additional Information

Council Tax Band : A

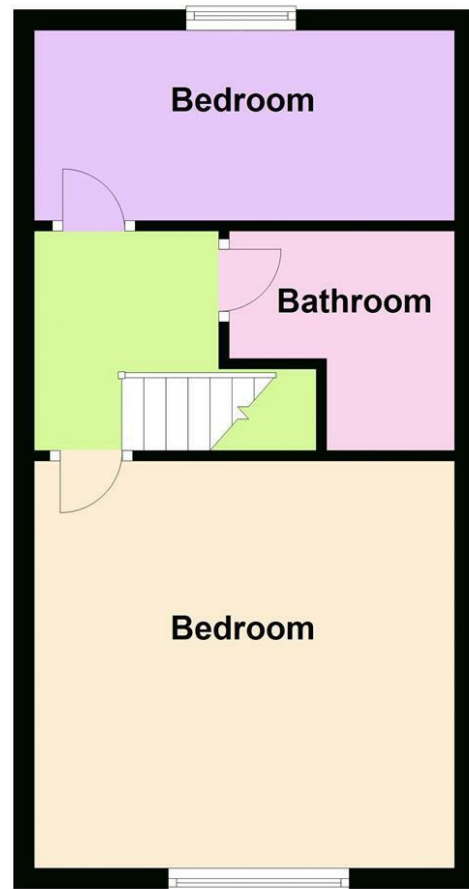




### Ground Floor



### First Floor



### 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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>89</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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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