



## Flat 1 Wood Street, Manchester, M34 3DT

**£550**

\*\*\* ALREADY LET AGREED! \*\*\* ALREADY LET AGREED! \*\*\* ALREADY LET AGREED!\*\*\*

\*\*\* LET BEFORE HITTING INTERNET! \*\*\*

\*\*\* OVER 55's ONLY \*\*\* OVER 55's ONLY \*\*\* OVER 55's ONLY\*\*\*

A Wilson are delighted to introduce to the rental market this modern ground floor apartment on Wood Street in Denton.

Ideally located for easy access to motorway links and retail park.

This beautiful property is well presented throughout, and benefits from electric heating and double glazing.

# Flat 1 Wood Street

Denton, Manchester, M34 3DT

**£550**



## Lounge

Composite door to side elevation. uPVC double glazed window to front elevation. Lighting, carpet, electric radiator, and blinds.

## Kitchen

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 hob with extractor over. Part tiled walls, lighting, electric heater, and vinyl flooring.

## Bedroom

uPVC double glazed window to side elevation. Fitted wardrobes, lighting, electric heater, carpet, curtains, and blinds.

## Bathroom

uPVC double glazed window to rear elevation. Three piece bathroom suite comprising low-level WC, hand wash basin, and enclosed shower cubicle with electric shower over. Part tiled walls, lighting, electric heater, and vinyl flooring.

## Externally

Set in well maintained grounds and with communal parking and garden areas.

## Additional Information

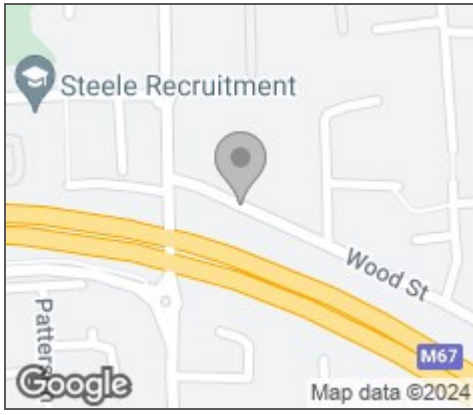
Council Tax Band : A

EPC Rating : D

Holding Deposit : £126

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