



**928a Hyde Road, Manchester, M18 7LL**

**£950 Per Calendar Month**

A Wilson Estates are delighted to offer To Let this two bedroom duplex apartment located on a modern development in Manchester. The property briefly comprises; lounge, kitchen, bathroom and two double bedrooms. to the rear lies an enclosed rear yard and the added benefit of an allocated parking space. Situated within easy reach of Manchester City Centre and walking distance to local schools, supermarkets, rail station and parks. Early viewing is highly recommended.

Briefly the property comprises:~

# 928a Hyde Road

, Manchester, M18 7LL

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## Lounge

uPVC double glazed window and French doors to rear elevation. Lighting, radiator, blinds, and laminate flooring. Built in storage under stairs.

## Kitchen

uPVC double glazed window to front elevation. Fitted wall and base units with coordinating work surfaces. Stainless steel single sink unit with mixer tap. Integrated electric oven and gas hob with extractor over. Integrated dishwasher, freestanding washing machine and fridge freezer. Part tiled walls, lighting, blinds and vinyl flooring.

## Stairs and Landing

Wooden handrail, balustrades and bannister. Lighting and carpet.

## Bathroom

uPVC double glazed window to rear elevation. Three piece bathroom suite comprising low-level WC, hand wash basin, and panelled bath with electric shower over. Part tiled walls, lighting, radiator, blinds, laminate flooring, and built in storage cupboard.

## Bedroom One

uPVC double glazed window to front elevation. Lighting, radiator, blinds and laminate flooring.

## Bedroom Two

uPVC double glazed window to rear elevation. Built in bedroom suite. Lighting, radiator, blinds, and laminate flooring.

## Externally

Enclosed rear yard with allocated parking space.

## Additional Information

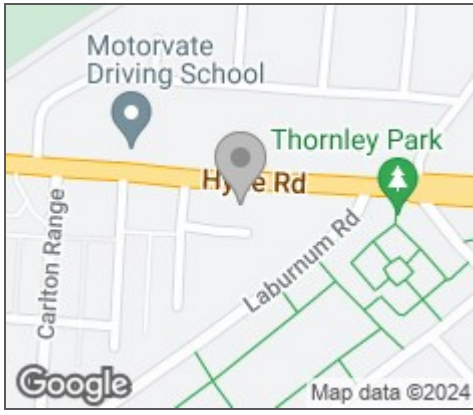
Council Tax Band : A

EPC Rating : C

Holding Deposit : £226

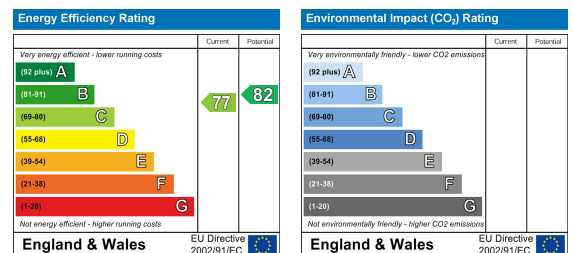
**STRICTLY NO PETS AND SMOKING POLICIES**





## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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