



17 Mabel Road, Manchester, M35 9EW

£900 PCM

A Wilson Estates are delighted to offer To Let this two bedroom mews property on Mabel Road in Failsworth.

Located close to all local amenities and transport links.

This well presented property comprises: Entrance hall, Downstairs W.C, Lounge, Modern kitchen/dining with integrated oven and hob, French doors to rear, First floor, Two double bedrooms, Modern family bathroom with shower over bath. To the rear of the property lies a fully decked garden with off road parking.

Please contact A Wilson Estates to arrange a viewing appointment.

17 Mabel Road

Failsworth, Manchester, M35 9EW

£900 PCM



Entrance

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

Lounge

uPVC double-glazed window to front elevation. Electric fire with surround, lighting, blinds, radiator, curtains, carpet and under stair storage.

Kitchen

uPVC double-glazed window and French doors to rear elevation. Fitted wall and base units with coordinating work surfaces. Stainless steel one and half bowl sink with mixer tap. Integrated electric oven and gas hob with extractor over. Part tiled walls, lighting, radiator, blinds and tiled flooring.

WC

Low-level WC, hand wash basin, tiled splashback, lighting, radiator and vinyl flooring.

Stairs and Landing

Wooden handrail with bannister and spindles. Carpet, radiator, lighting and loft access.

Bathroom

Three piece bathroom suite comprising low-level WC, hand wash basin and panelled bath with electric shower over. Fully tiled walls, lighting, radiator and vinyl flooring.

Bedroom One

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

Bedroom Two

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

Externally

Garden fronted. Yard with decking to rear with driveway parking behind.

Additional Information

Council Tax Band: B

EPC Rating: C

Holding Deposit : £207

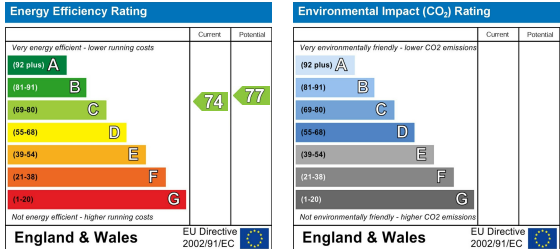
STRICTLY NO PETS AND SMOKING POLICIES





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 firms employment has the authority to make or give any representation or warranty in respect of the property.