



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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.

## Chapel Lane, Manchester, M9 8NA

### £1,150 PCM

SPACIOUS THREE BEDROOM MID MEWS HOME

Keenans proudly presents this fantastic three-bedroom mid mews house to the rental market. Nestled in a highly sought-after area with proximity to local amenities, a school catchment zone, and easy access to the M60 motorway.

The property briefly comprises of; to the ground floor a generously sized living room, seamlessly flows into the dining area and a large kitchen, on the first floor there are three good size bedrooms and a brand new family bathroom. The property also benefits from gardens front and rear and a basement.

Conveniently located for an easy commute to Manchester City Centre, Heaton Park also close by, making it an ideal choice for urban professionals or a small growing family.

For further information or to arrange a viewing please contact our Lettings team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents



# Chapel Lane, Manchester, M9 8NA

## £1,150 PCM

 3  1  2  D

- Three Bedrooms
  - Excellent Transport and Commuter Links
  - Refurbished Throughout
  - School Catchment Area
- New Bathroom
  - Close Proximity To Local Amenities
  - South Facing Rear Garden
- Sought After Location
  - Basement
  - Mid Mews Property

### GROUND FLOOR

#### Entrance

UPVC double glazed frosted door into reception room.

#### Reception Room One

13'5 x 11'0 (4.09m x 3.35m)

UPVC double glazed window, central heating radiator, feature fireplace place with gas fire, metre cupboards and door into second reception room.

#### Reception Room Two/Dining Room

15'1 x 13'5 (4.60m x 4.09m)

UPVC double glazed window, central heating radiator, feature fireplace place with electric fire, door to under stairs storage, door to stairs leading to first floor landing and sliding doors into the kitchen.

#### Kitchen

12'2 x 8'2 (3.71m x 2.49m)

UPVC double glazed window, central heating radiator, a range of wall and base units with wood effect laminate work tops, electric oven, four ring gas hob, extractor hood over, stainless steel one bowl sink with drainer and mixer tap, part tiled elevations, washing machine, fridge freezer, door to rear and wood effect laminate flooring.

### FIRST FLOOR

#### Landing

Doors to three bedrooms and bathroom.

#### Bedroom One

13'5 x 11'2 (4.09m x 3.40m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

#### Bedroom Two

12'2 x 8'2 (3.71m x 2.49m)

Two UPVC double glazed windows, central heating radiator, boiler cupboard and wood effect laminate flooring.

#### Bedroom Three

10'0 x 7'3 (3.05m x 2.21m)

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

#### Bathroom

10'0 x 4'0 (3.05m x 1.22m)

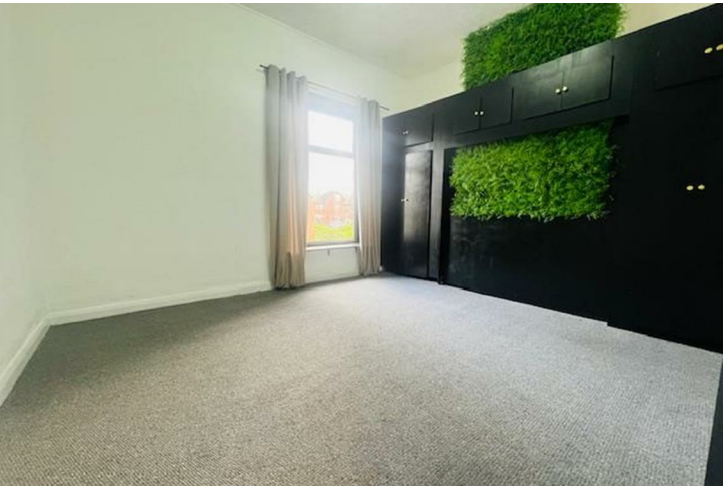
Chrome effect heated towel rail, panel bath with mixer tap, direct feed overhead rainfall shower, vanity washbasin with mixer tap, dual flush WC, part tiled elevations, extractor fan and wood effect laminate flooring.

### EXTERNAL

#### BASEMENT

12'2 x 8'2 (3.71m x 2.49m)

Access from rear garden.



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