



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</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		
England & Wales		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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Wellington Road, Manchester, M27 4BR

### £1,200

Keenans are delighted to present this well-maintained two-bedroom, garden-fronted mid-terrace home, now available to rent. Ideally located for easy access to local amenities, including schools, shops, and excellent transport links to Manchester City Centre and beyond, this property is perfect for families or individuals.

Internally, the property benefits from PVC double glazing and a gas central heating system. The heart of the home is the modern fitted kitchen, featuring a central island ideal for entertaining. The accommodation also offers two generous-sized bedrooms (both with fitted wardrobes and bedroom one also comes with an ensuite) and a contemporary family bathroom.

Externally, the property boasts low-maintenance gardens to the front and rear, making it a fantastic opportunity for those seeking a well-located, move-in-ready home.

Early viewing is highly recommended—don't miss out on this excellent opportunity!

For viewings please contact our lettings team!



# Wellington Road, Manchester, M27 4BR

## £1,200

 **2**  **2**  **1**  **C**

- two generous sized bedrooms both with fitted wardrobes and bedroom one with an ensuite
  - modern fitted kitchen with central island ideal for entertaining
  - modern family bathroom
  - epc rating C
- A neatly presented garden fronted mid-terrace
  - low maintenance patio garden to the rear
  - close proximity to local amenities
- PVC double glazing & GCH system
  - conveniently placed for easy access to Manchester City Centre
  - council tax band A

### Ground Floor

#### Entrance Hall

UPVC front entrance door, smoke alarm, stairs to first floor and door to lounge.

#### Lounge

10'3" x 13'4" (3.12m x 4.06m)

UPVC double glazed window, gas and electric meters, central heating radiator, centre piece wall mounted electric fire, fitted storage and shelving.

#### Kitchen / Diner

13'11 x 10'0 (4.24m x 3.05m)

UPVC double glazed window, white high gloss wall and base units, black sparkle granite effect laminate work tops, black and white tiled splashbacks, inset stainless steel sink, drainer and mixer tap, integrated four ring gas hob with electric oven and extractor hood, plumbing for washing machine, space for fridge freezer, centre island with breakfast bar, under stair storage cupboard, tiled flooring, central heating radiator and UPVC rear entrance door.

### First Floor

#### Landing

Doors to two bedrooms and family bathroom.

#### Bedroom One

13'11" x 13'4" (4.24m x 4.06m)

UPVC double glazed window, two central heating radiators, fitted wardrobes and door to en suite.

#### En-Suite

4'11" x 4'6" ( 1.50m x 1.37m )

White three piece suite comprising of a low suite W/C, pedestal wash hand basin and mixer tap, quadrant shower with direct feed shower, white tiled splash backs, spotlights, extractor fan and central heating radiator.

#### Bedroom Two

12'5 x 7'5 (3.78m x 2.26m)

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

#### Family Bathroom

7'8" x 4'3" (2.34m x 1.30m )

White three piece suite comprising of a low suite W/C, pedestal wash basin and mixer tap, panelled bath, white tiled splash backs, spotlights, extractor fan and central heating radiator.

### External

#### Front

Walled paved forecourt.

#### Back

Enclosed paved yard.

