









Wellington Road, Manchester, M27 4BR £1,200

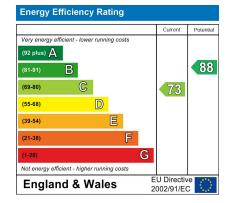
Keenans are delighted to present this well-maintained two-bedroom, garden-fronted mid-terrace home, now available to rent. Ideally located for easy access to local amenities, including schools, shops, and excellent transport links to Manchester City Centre and beyond, this property is perfect for families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



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.

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- two generous sized bedrooms both with fitted wardrobes and bedroom
 A neatly presented garden fronted mid-terrace one with an ensuite
- modern fitted kitchen with central island ideal for entertaining
- modern family bathroom epc rating C

- 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

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

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

En-Suite

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

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

Bedroom Two

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

UPVC double glazed window, central heating radiator and wall length

Family Bathroom

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

White three piece suite comprising of a low suite WC, 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.















