



8a Church Road, Manchester, M22 4WL

*mosley jarman* &

8a Church Road, Manchester, M22 4WL

**£875 Per Calendar Month**

- A first floor well-appointed and recently refurbished apartment
- Central location within Northenden village
- Private front door leading to entrance hall
- Landing leading to spacious living room
- Two double bedrooms
- Modern fitted shower room
- Gas central heating and double-glazing
- Useful, lockable storage cupboard, accessed externally



8a Church Road, Manchester, M22 4WL

**Per Calendar Month £875 Per Calendar Month**



Enjoying a location within the heart of Northenden village, this recently refurbished (flooring, throughout, blinds, kitchen and appliances) apartment offers generous sized accommodation. An internal inspection will reveal a private entrance and hallway with stairs leading to a first floor landing. The landing open through to a spacious living room, kitchen which is light and airy and fitted with a modern kitchen and complete with electric oven and hob, extractor hood, washing machine, dish washer and fridge freezer. There are two double bedrooms and a shower room with modern fittings. The property has gas central heating and double-glazing. Externally, there is a useful, lockable outside store cupboard and off road parking. UNFURNISHED. AVAILABLE: IMMEDIATELY

#### IMPORTANT INFORMATION

Parking - Parking is tight to the rear/outside the property, so whilst there is a parking space previous tenant parked on Kingsley Road, where you can walk through to the property

Heating - Gas central heating

Mains - Gas, Electric and Water

Broadband providers - Openreach and virgin Media. You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for EE and Three

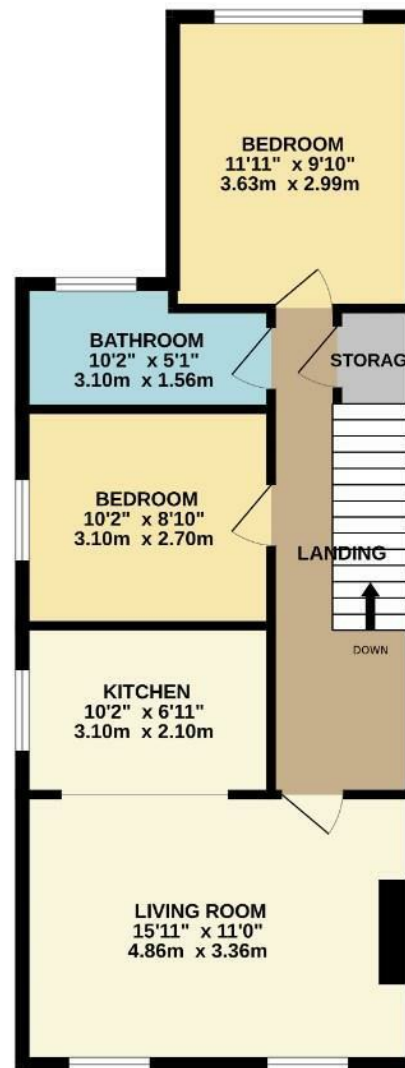
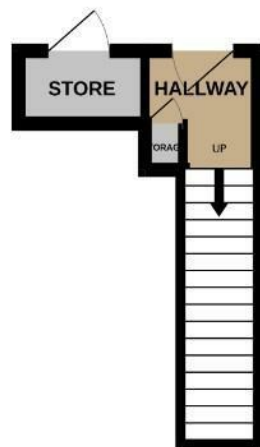
Mobile providers - EE, O2, Three and Vodafone

\*Broadband and mobile providers taken from the Ofcom mobile and broadband checker



GROUND FLOOR  
72 sq.ft. (6.7 sq.m.) approx.

FIRST FLOOR  
611 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA : 683 sq.ft. (63.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

44 Alderley Road, Wilmslow, Cheshire SK9 1NY  
Tel: 01625 444 899 Email: wilmslow@mosleyjarman.co.uk  
[www.mosleyjarman.co.uk](http://www.mosleyjarman.co.uk)

**PROPERTY MISDESCRIPTION ACT 1991:** The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. the buyer is advised to obtain verification from his or her Professional Buyer. References to the tenure of the proeprty are baed on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

