

43 Mornington Road, Kirkholt, Rochdale



A 2 BEDROOMED FIRST FLOOR APARTMENT



This two bedroomed first floor apartment is situated in a popular location overlooking a local Church, with all the usual local amenities available nearby. The property benefits from lounge, fitted kitchen, bathroom, 2 bedrooms, gas fired central heating system and double glazed windows

LOUNGE, FITTED KITCHEN - 2 BEDROOMS, BATHROOM

£375 PER CALENDAR MONTH



THE ACCOMMODATION COMPRISES:

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property) (dimensions to be confirmed on site)

Ground Floor

Side entrance with staircase to first floor

HALLWAY - storage cupboard

LOUNGE - 3.8 x 4.1 metres (12'5" x 13'5")
Laminate floor

KITCHEN - 3.0 x 3.7 metres (9'10" x 12'1") (average)
Single drainer stainless steel sink unit, range of wall and base units, built in cupboard, laminate floor

BEDROOM ONE - 4.1 x 3.2 metres (13'5" x 10'6")
Built in wardrobe

BEDROOM TWO - 4.1 x 3.2 metres (13'5" x 10'6")
Pleasant outlook to the front of the property

BATHROOM - 1.9 x 1.7 metres (6'2" x 5'6")
Panelled bath, pedestal wash hand basin, low level wc

Externally

There is an enclosed garden area to the rear of the property

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL

LOCATION

The subject property is situated in an popular residential area conveniently positioned for all the usual local amenities.

Proceed out of Rochdale along Oldham Road continuing across the traffic lights at Kingsway/ Queensway before turning right after Broad Lane down Balderstone Road. Take the second right hand turning down Great Gates Road and first left into Mornington Road, where you will find the property on the left hand side visible by out prominent agency board.

SHORTHOLD TENANCY AGREEMENT FOR A MINIMUM PERIOD OF 6 MONTHS

RENTAL

£375 PER CALENDAR MONTH

RENT BOND

£375 will be required upon the signing of the tenancy agreement

LANDLORDS CONDITIONS

No DHSS, No Pets,

VIEWING

Strictly by appointment with sole agents Barton Kendal.

W: www.barton-kendal.co.uk E: sales@barton-kendal.co.uk



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