



**13 Peel Square, Gorton, Manchester, M18 8WE**

**£950 Per month**

**Property** 

- Spacious End-Terraced Property
- Fitted Kitchen with Appliances
- Second Single Bedroom/ Home Office
- Lawned Garden to the front
- Elevated Position
- Open-Plan Layout Downstairs
- Double Bedroom to the Front
- Low-Level Bathroom with Shower
- Low Maintenance Rear Yard
- Situated close to Gorton, Reddish and Manchester


## THE PROPERTY

This Spacious Two Bedroomed End-Terraced Property is situated close to the Centre of Gorton, boasting an Array of Amenities catering to every need, with Reddish Village and Manchester City centre a short Drive/ Bus Ride away.

The accommodation comprises: Entrance into an Open-Plan Ground Floor, with a Living Area to the front and a Fitted Kitchen with Appliances boasting ample Dining Space and access to the rear Yard. Stairs lead from the Dining Kitchen to the First Floor Landing, where a Generous Double Bedroom sits to the front, with a Second Single Bedroom/ Home Office overlooking the rear. Alongside is a Modern Low-Level Bathroom Suite, with electric shower above the bath.

Externally, there is a Lawned Garden to the front of the property, which occupies an elevated position, and a Low-Maintenance Yard to the rear, with access to a Private Gated Rear Ginnel. The property is offered on an Unfurnished Basis and is Council Tax Band- A. Strictly NO Smokers or Pets. EPC Grade- E.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>50</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Directions