



9 Lostock Avenue, Manchester, M19 3QJ

£1,200

- Two Double Bedrooms
- Popular Location
- Modern Kitchen
- EPC: On Order
- Two Living Rooms
- Available to Rent Immediately
- Peaceful Cul-De-Sac
- Council Tax Band: A

9 Lostock Avenue, Manchester M19 3QJ

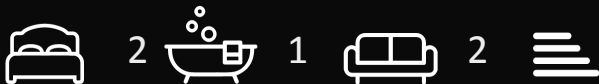
Nestled just off Chapel Street welcome to the charming terrace on Lostock Avenue. This property is a renters dream offering spacious and modern living. Spanning an impressive 829 square feet, this spacious two-bedroom home is ideal for families, couples, or individuals seeking a home in a vibrant community such as Levenshulme.

Upon entering, you will be greeted by two reception rooms and a modern kitchen that is both stylish and functional, providing an excellent space for culinary creativity. The open layout of the living areas ensures a bright and airy atmosphere and giving prospective tenants the flexibility to chose what furniture they wish to move into the property.

The property boasts two good size bedrooms, offering ample space for relaxation and rest. The main bedroom will allow for a bed of your choosing and whatever furniture you desire. The second bedroom is a double and will also allow for free standing furniture. The bathroom is conveniently located, ensuring ease of access for all residents.

Situated in a peaceful cul-de-sac, this home benefits from a serene environment while still being close to local amenities. Families will appreciate the proximity to a popular primary school, making the morning school run a breeze. Additionally, nearby green spaces provide an excellent opportunity for outdoor activities and leisurely strolls.

This property is available for immediate occupancy, making it an ideal choice for those looking to move in without delay. With its modern features and prime location, this two-bedroom terrace home on Lostock Avenue is a wonderful opportunity not to be missed. To arrange a viewing, please call Kingsdale Estates on 0161 560 2915.



Council Tax Band: A



Hallway

3'3" x 15'1"

Living Room

10'5" x 13'1"

Dining Room

10'9" x 11'9"

Kitchen

8'2" x 9'0"

Bedroom One

14'5" x 10'9"

Bedroom Two

9'0" x 11'9"

Bathroom

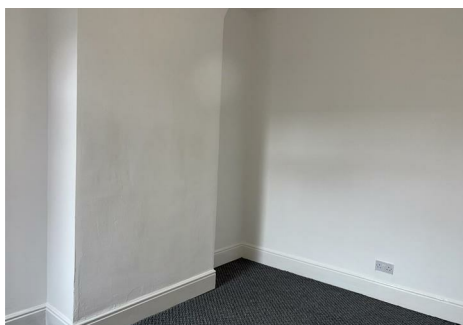
8'2" x 9'0"

Anti Money Laundering

MONEY LAUNDERING If you are thinking of Buying, Selling, Renting or Investing in Property, please note, that it is our obligation to comply with the following Acts of Parliament: 1) The Money Laundering Regulations Act 2003 2) The Proceeds of Crime Act 2002 3) Terrorism Act 2000 (as amended by the anti-terrorism Crime and Security Act 2001)

Disclaimer

Kingsdale Estates have received confirmation from the Landlord or Seller that all information within the particulars are correct. In the event of the property being a leasehold, Kingsdale Estates would have requested all relevant information in advance. Although we believe all material in the marketing to be correct, we would advise interested parties to satisfy any quires prior to reaching a legal agreement.





Viewings

Viewings by arrangement only. Call 0161 560 2915 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



All measurements are approximate and for display purposes only