



35 Carberry Road, Manchester, M18 8PG

£1,100 Per month

- Three Bedrooms
- Available end of November
- Modern Kitchen
- Council Tax Band: A
- Two Reception Rooms
- Spacious throughout
- EPC: D
- Deposit: £1269

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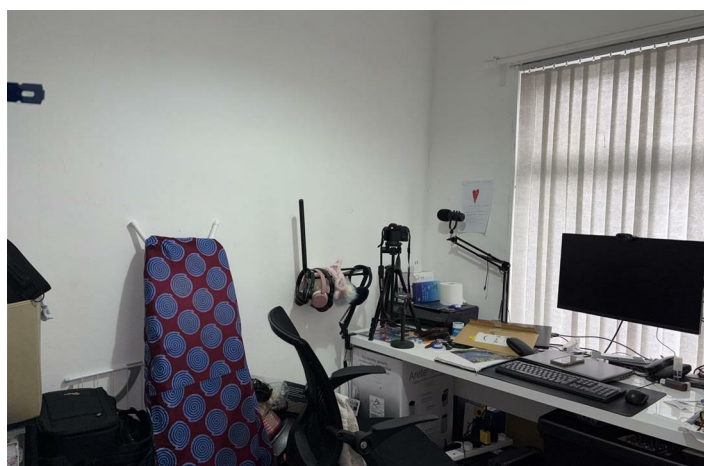
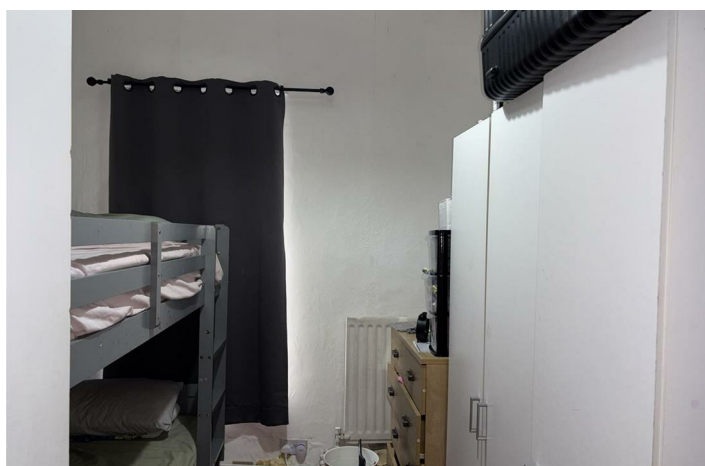
Spacious three bedroom end of terrace available for the end of November! Nestled on Carberry Road in Manchester, this delightful end terrace house offers a perfect blend of comfort and convenience. Upon entering, you are greeted by two spacious reception rooms that provide ample space for relaxing and dining. The layout of the house is both practical and inviting, ensuring that every corner feels like home. With a generous living space of 947 square feet, this property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra room for a home office.

Built in 1900, this property retains a sense of character while offering modern living. The end terrace position allows for added privacy and a sense of space, making it a desirable choice in the area. The house is situated in a popular location, known for its excellent catchment area for schools, making it particularly appealing for families. Additionally, the good transport links nearby ensure that commuting to the city centre or surrounding areas is both easy and efficient. It is a short walk from Gorton Market, Tesco Express and Aldi so has ample options for shopping.

This charming home will be available for new occupants at the end of November, providing a wonderful opportunity to settle in before the festive season. If you are looking for a property that combines traditional charm with modern convenience in a sought-after location, this end terrace house on Carberry Road is not to be missed. To view, please call Kingsdale Estates on 0161 560 2915.



Council Tax Band: A



Dining Room

12'1" x 11'9"

Kitchen

12'5" x 6'2"

Living Room

12'1" x 14'1"

Bedroom One

12'1" x 11'5"

Bedroom Two

9'2" x 6'6"

Bathroom

4'3" x 7'6"

Bedroom Three

9'2" x 8'2"

Toilet

2'11" x 3'3"

Anti Money Laundering

MONEY LAUNDERING If you are thinking of Buying, Selling, Renting or Investing in

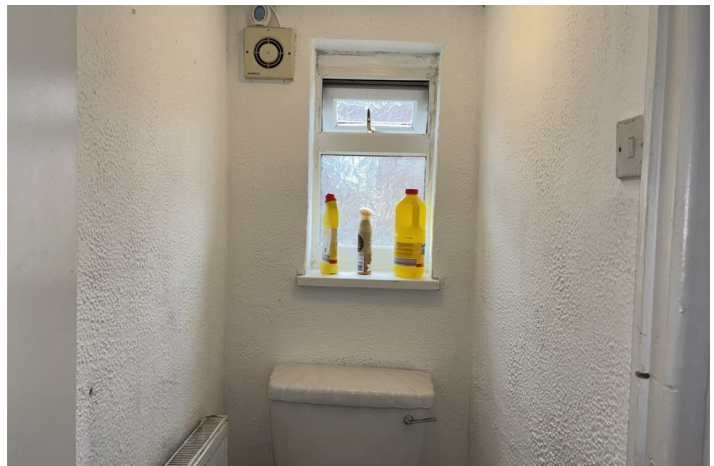
Property, please note, that it is our obligation to comply with the following Acts

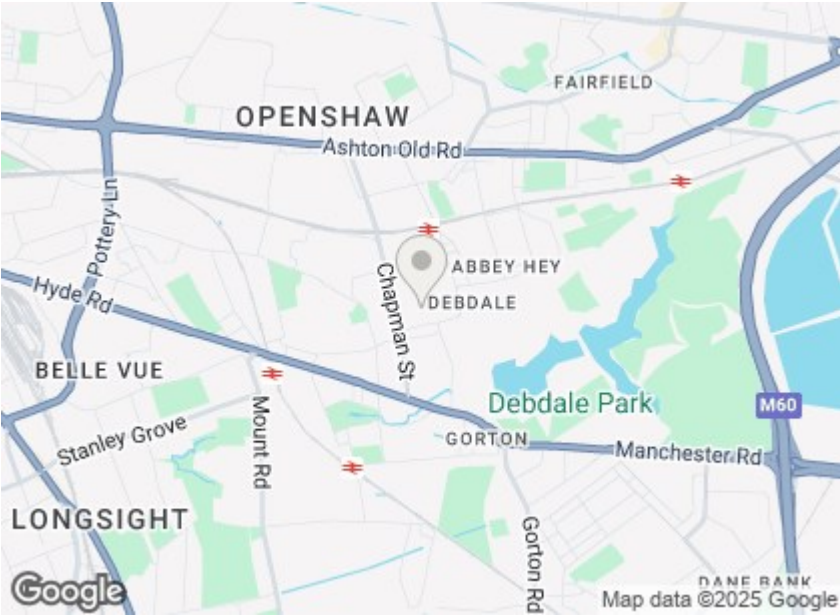
of Parliament: 1) The Money Laundering Regulations Act 2003 2) The Proceeds of Crime Act 2002 3) Terrorism Act 2000 (as amended by the anti-terrorism Crime and Security Act 2001)

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 queries prior to reaching a legal agreement.





Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	
(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