

# Ascend

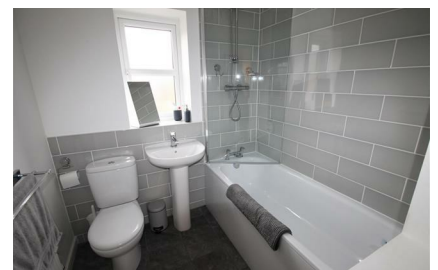
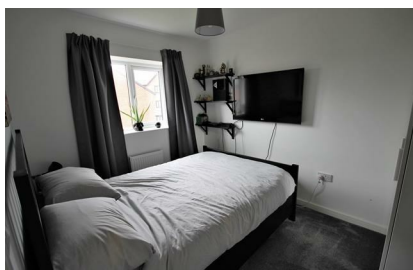
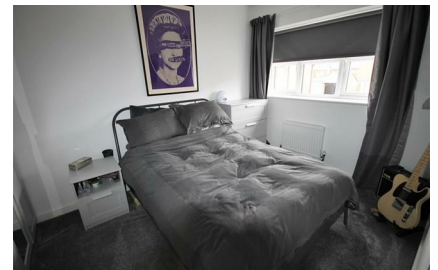
Built on higher standards



## 1 Leach Drive Manchester M30 8ET

- Three bedroom end terrace
- Well presented throughout
- Close to Monton Village
- Enclosed rear garden
- Part-furnished
- Driveway parking
- Modern kitchen & bathroom
- PETS NOT ACCEPTED

### £1,400 PCM



Situated in the peaceful residential area of Leach Drive, just south of Monton Village stands this immaculate three-bedroom home. Ideal for working professionals and young families, this home features driveway parking and a beautiful enclosed garden. With only 5 minutes walk to Monton, you will also find all your local amenities and an array of bars and restaurants on your doorstep.

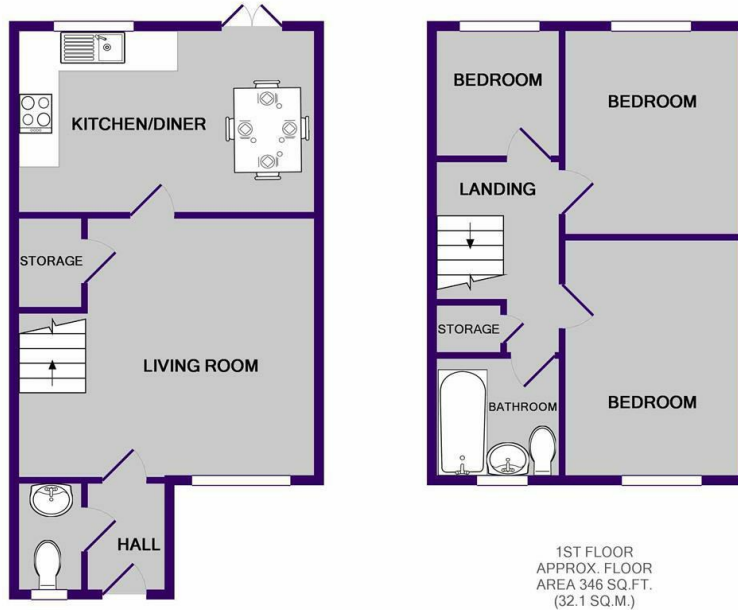
As you step in to the porch of the home and pass the WC, you're welcomed to a large open-space lounge area and stairs. This room perfectly accommodates couples or families with a cosy yet modern feel to it. The cool grey wood flooring and décor to the room make the final touches to what is a stunning lounge! Continue walking through the property to the kitchen diner, and you're welcomed to a large, practical space. The corner shaped kitchen is presented beautifully, with modern taste, and comes with appliances. The dining area also comes with plenty of space for meal times! The sense of brightness in the room is refreshing as it overlooks the garden and lets in plenty of light.

The high standards of this home continue in the garden too. This privately enclosed area is of good size and has elements of all a garden needs; grass, patio, walls, fencing, shrubs and even a barbeque area!

Venture upstairs and you'll find three bedrooms, all with thick stylish carpets for a cosy and homely feel. Two of them are doubles, with plenty of wardrobe and storage space, and the third is a good-size single room. The family bathroom, with a shower and a bath, is finished to a high standard with stunning grey tilework. The home is available on a part furnished basis.

Externally, the driveway has space for two cars and the property is situated close to the M602, so you can benefit from close by road links! Also Patricroft rail station is within close proximity, as are buses, so public transport is pretty convenient here!

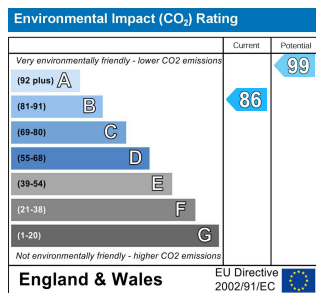
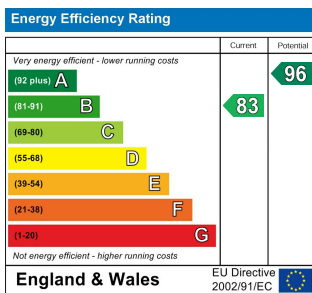
\*Available 17th June 2024\*  
 12 month tenancy.  
 Council Tax Band C  
 Deposit £1,610



GROUND FLOOR  
 APPROX. FLOOR  
 AREA 381 SQ.FT.  
 (35.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 727 SQ.FT. (67.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
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