

Ascend

Built on higher standards



2 Lakefield Gardens Manchester M27 5BD

- 5 bedroom detached home
- Enclosed rear garden
- Driveway for 2 vehicles
- New Build property
- Walking distance to Monton and Worsley
- 3 bathrooms plus downstairs WC
- Detached Garage
- Immaculately presented throughout
- Integrated White Goods
- Pets considered

£2,300 PCM



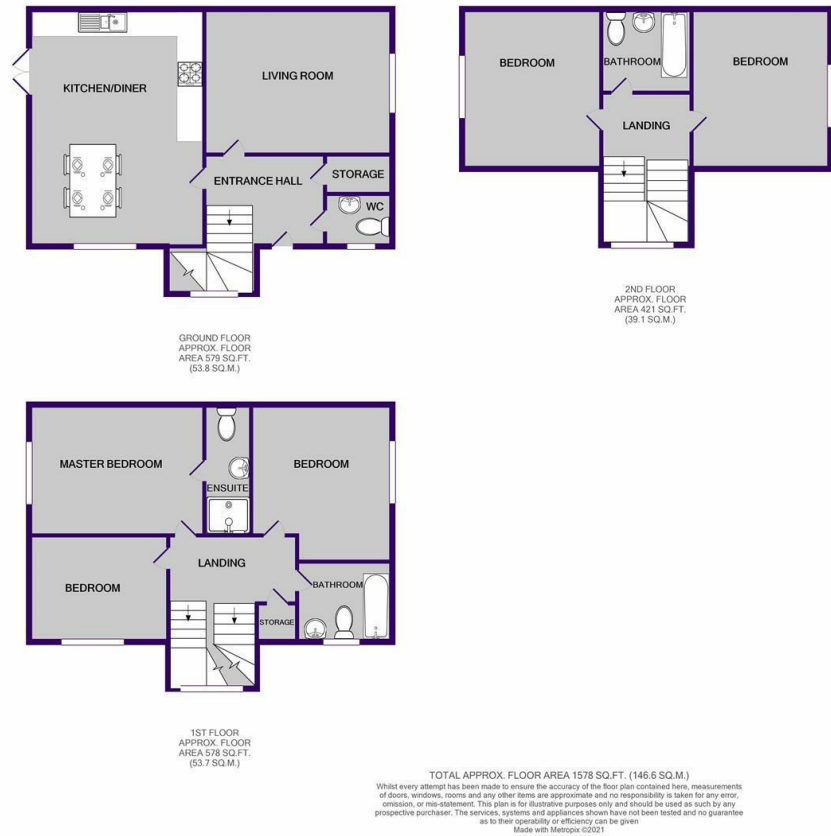
With accommodation over 3 floors, this spacious family home is simply stunning! 5 bedrooms, 3 bathrooms & downstairs WC, garage and driveway, enclosed rear garden and walking distance to Monton Village and Worsley, what more could you ask for!

Situated on the new development off Campbell Road in South Swinton is this 5 bedroom detached home offering a wealth of accommodation and outside space for any budding renter! Neutrally decorated throughout and immaculately kept this property is still practically brand new and is ready to move into and make home.

This beautiful, spacious property is located within a 10 minute walk of Monton Village where you have access to a range of local amenities including bars, shops and restaurants, as well as being within a short drive of the A580 and motorway networks for those travelling further afield. Manchester City Centre & MediaCityUK are both easily accessible making any commute a breeze!

For more information and to organise an appointment to view, please contact our Monton team today. The property is available on an unfurnished basis, though white goods are included. The landlord would also consider pets at this property.

Available 5th November 2024. 12 month tenancy. Deposit £2650. Council Tax Band E.



Energy Efficiency Rating	
	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	
Current	Potential
85	93
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Current	Potential
England & Wales	EU Directive 2002/91/EC

Ascend
Built on higher standards

0161 707 7584

192 Monton Road, Monton, Manchester, M30 9PY

monton.sales@ascendproperties.com,
monton.lettings@ascendproperties.com
www.ascendproperties.com



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property