

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

63 Constable Street,
Manchester, M18 8QQ



£1,200pcm

Renovated Mid Terrace
Three Bedrooms
Open Plan Living
Stylish Bathroom
Modern Kitchen
Close to train station

Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
Telephone: 0161 491 4000, Fax: 0161 491 55 44
Website: www.callaghansltd.com Email: admin@callaghansltd.com

Callaghans are pleased to offer for rent this fully renovated three-bedroom terraced property, offered on a part-furnished basis. Ideally located in the popular Abbey Hey area, the home combines modern living with excellent convenience and will prove popular with families and professionals alike.

From the welcoming entrance hallway, you step into an incredibly spacious open plan living and dining area, leading through to a sleek, modern fitted kitchen. Double doors open out to the low-maintenance rear yard, creating a practical outdoor space to enjoy.

Upstairs, the property offers two well-sized double bedrooms, a third large single bedroom, and a stylish tiled family bathroom fitted with a modern three-piece suite and over-bath shower.

With a great location close to local amenities and fantastic transport links to both Manchester City Centre and Stockport, this property offers both comfort and convenience. Contact Callaghans today to arrange your viewing.

Lounge 25' 10" x 11' 2" (7.88m x 3.4m)

Kitchen 6' 7" x 10' 6" (2m x 3.2m)

Family Bathroom 8' 0" x 6' 0" (2.45m x 1.82m)

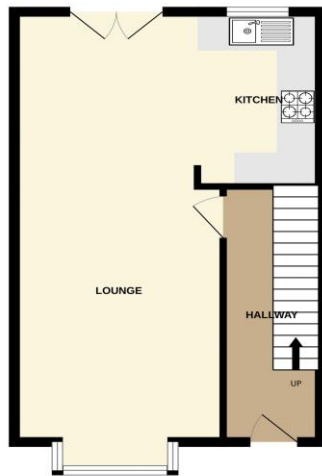
Bedroom One 12' 8" x 9' 5" (3.85m x 2.88m)

Bedroom Two 6' 11" x 12' 6" (2.1m x 3.82m)

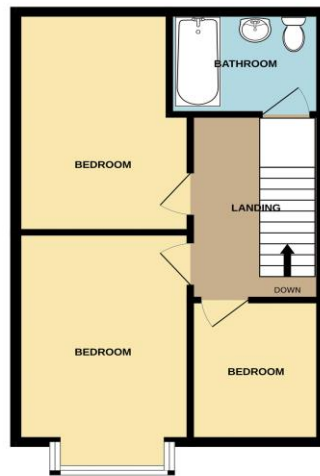
Bedroom Three 6' 11" x 8' 6" (2.1m x 2.6m)

**Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
Telephone: 0161 491 4000, Fax: 0161 491 55 44
Website: www.callaghansltd.com Email: admin@callaghansltd.com**

GROUND FLOOR
432 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 865 sq.ft. (80.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 for 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.
Made with Metropix 02025

Disclaimer:

These particulars, whilst believed to be accurate are set out as a general guideline only or guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, including gas central heating and so cannot verify they are in working order or fit for their purpose. Further more solicitors should confirm movable items described in the sales particulars are, in fact included in the sale since circumstances do change during marketing or negotiations. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**