

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

29 Lane End Road,
Manchester, M19 1NB



£1250pcm

**Spacious End Terraced
Three Bedrooms
Bathroom & Separate WC
Two Receptions
Off Road Parking
New Decor**

Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
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Callaghans are pleased to offer for rental this well-presented three-bedroom end terrace property, ideally located just across the road from Tesco and within walking distance of local amenities and excellent transport links. Recently redecorated with new flooring throughout, this home is ready to move straight into and is sure to appeal to families.

The spacious hallway sets the tone for the property, leading to a front dining room and a modern white gloss kitchen fitted with integrated appliances. A useful utility room provides access to the rear garden. To the side, the long lounge is an impressive space, filled with natural light from windows at both ends, creating a welcoming and versatile living area.

Upstairs, there are three well-proportioned bedrooms offering comfortable space for all the family. The stylish family bathroom is fitted with a modern suite, complemented by a separate toilet room for added convenience.

Externally, the property enjoys gardens to both the front and rear, with a paved frontage providing off-road parking.

With its convenient location, modern finish, and generous layout, this property is expected to generate strong interest. Contact Callaghans today to arrange your viewing.

Lounge 16' 3" x 10' 10" (4.95m x 3.3m)

Dining Room 9' 0" x 12' 2" (2.75m x 3.72m)

Kitchen 6' 7" x 6' 9" (2m x 2.05m)

Utility room 2' 6" x 5' 1" (0.76m x 1.56m)

Family Bathroom 5' 5" x 10' 9" (1.65m x 3.27m)

Toilet 2' 6" x 5' 2" (0.76m x 1.58m)

Bedroom One 8' 11" x 16' 10" (2.72m x 5.12m)

Bedroom Two 10' 5" x 11' 0" (3.17m x 3.35m)

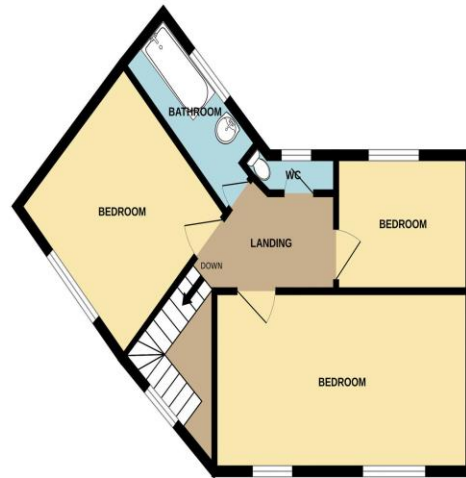
Bedroom Three 6' 9" x 8' 9" (2.05m x 2.66m)

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GROUND FLOOR
439 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA: 876 sq.ft. (81.4 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 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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