## Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

## 29 Lane End Road, Manchester, M19 1NB



£1350pcm

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

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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)

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.

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