



## 158 Buckley Road, Manchester, M18 7GJ

### £950 Per Calendar Month

Sanderson James is thrilled to introduce this renovated residence, ready for new tenants. This charming abode boasts a cosy living room featuring an elegant fireplace, an inviting dining area with French doors leading to the rear courtyard. The spacious and classic kitchen showcases a stunning ensemble of sleek white gloss cabinets, complemented by a striking black countertop and glossy black tile backsplash. Venturing upstairs, you'll find two spacious double bedrooms, each offering ample space for your comfort. The chic bathroom exudes style with its pristine white three-piece suite, an over-bath shower, and an accompanying shower screen. Conveniently located, this property is in close proximity to local amenities, schools, transportation links, and a nearby park, providing the residents with a convenient and pleasant lifestyle. If this property has piqued your interest, please contact Sanderson James to schedule a viewing.



## Lounge



## Dinning Room

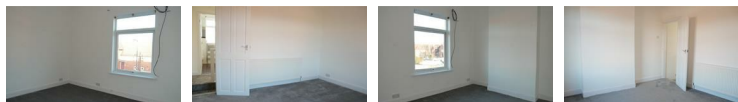


## Kitchen



## Coutyard

## Bedroom One



## Bedroom Two



## Bathroom



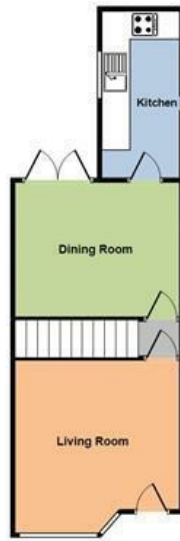
## Letting contact

Please contact Sanderson James to arrange a viewing on 0161 231 9696 or email [renting@sandersonjames.co.uk](mailto:renting@sandersonjames.co.uk) to appreciate the quality this property has to offer. References & deposit required.

## Office Opening Hours

**OPENING HOURS;** We are open six days a week. Monday - Thursday 9.30am - 6.00pm, Friday 9.30am - 5.00pm, Saturday 9.30am - 3.00pm.

Ground Floor



First Floor



*Although every effort has been made to ensure the accuracy of this floor plan, we cannot accept any responsibility for errors. This floor plan was created using software provided by Quick Floor Plans Ltd.*

Energy Efficiency Rating		Current	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			
England & Wales	EU Directive 2002/91/EC	53	76

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

