



16 King Edward Street, Manchester, Lancashire M19 3FY
£1,300

Welcome to this fantastic 3-bedroom terraced house available for rent in the desirable area of Levenshulme. Having just undergone a complete renovation, this property offers a fresh and modern living space, perfect for a family seeking comfort and convenience. The heart of the home is the brand-new kitchen, featuring sleek countertops, contemporary cabinetry and a gas oven/hob. It's an ideal space for preparing meals and gathering with loved ones. The renovation extends to the new bathroom, which is thoughtfully situated downstairs and boasts stylish fixtures and finishes, ensuring a comfortable and modern experience. Throughout the house, new flooring has been installed, providing a seamless and polished look in every room. The entire property has been updated, with fresh paint and meticulous attention to detail, making it truly move-in ready. Located in a good area of Levenshulme, this home offers easy access to local amenities, reputable schools and excellent transport links, ensuring all your daily needs are met. The vibrant community atmosphere and nearby parks further enhance its appeal, making it an ideal setting for family life. Don't miss the chance to make this beautifully renovated house your new home. Contact Sanderson James today to arrange a viewing.



Lounge

10'5" x 12'1" (3.2 x 3.7)

Dining Room

11'1" x 11'9" (3.4 x 3.6)

Kitchen

10'5" x 8'6" (3.2 x 2.6)

Bathroom

8'6" x 8'2" (2.6 x 2.5)

Master Bedroom

10'9" x 14'1" (3.3 x 4.3)

Second Bedroom

11'9" x 9'2" (3.6 x 2.8)

Third Bedroom

8'6" x 7'10" (2.6 x 2.4)

sales disclaimer

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 of 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.

Sales Money Laundering

MONEY LAUNDERING If you are thinking of Buying, Selling, Renting or Investing in Property, please note, that it is our obligation to comply with the following Acts of Parliament: 1) The Money Laundering Regulations Act 2003 2) The Proceeds of Crime Act 2002 3) Terrorism Act 2000 (as amended by the anti-terrorism Crime and Security Act 2001)

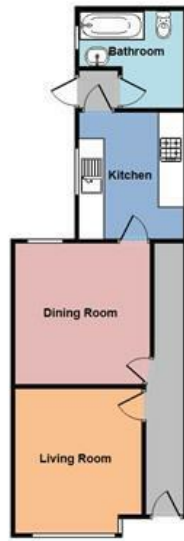
sales opening hours

OPENING HOURS We are open 6 days a week. Monday - Wednesday 9.30am - 6.00pm, Thursday 9.30am - 8.00pm, Friday 9.30am - 5.00pm, Saturday 9.30am - 3.00pm.

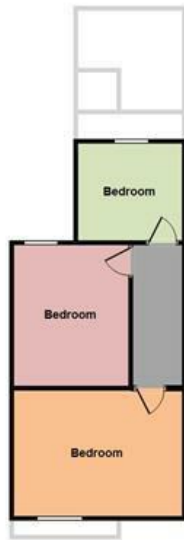
sales thinking of selling

THINKING OF SELLING If you are thinking of selling, renting or buying a home, we would be delighted to arrange an appointment at your convenience to visit you in your home to offer advice and a practical, professional marketing service without obligation.

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	83

Environmental Impact (CO ₂) Rating		Current	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			
England & Wales		EU Directive 2002/91/EC	

