



**109 Abbey Hey Lane, M18 8TJ**  
**£645 Per Calendar Month**

**\*\*\* MODERNISED LARGE TWO BEDROOM TERRACE WITH GARDEN\*\*\*** Sanderson James are pleased to market for let this two bedroom mid terraced property. The property benefits from a large lounge which has double doors leading through into the dining room and open plan kitchen. The new kitchen has white wall and floor units with integrated sink, oven and hob. To the rear of the property is a small Garden. The new bathroom has a three piece white suite with over bath shower. The Two bedrooms are both double in size. The property has recently been decorated in neutral colours. The property is to be let on a unfurnished basis and benefits from gas central heating and upvc double glazing. Located close to amenities, transport links and close to the good local schools in



LOUNGE

DINING ROOM

KITCHEN

GARDEN

BATHROOM

BEDROOM 1

BEDROOM 2

letting contact

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

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.





Energy Efficiency Rating	
Current	Potential
53	85

Very energy efficient - lower running costs  
Not energy efficient - higher running costs  
 England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
53	85

Very environmentally friendly - lower CO<sub>2</sub> emissions  
Not environmentally friendly - higher CO<sub>2</sub> emissions  
 England & Wales EU Directive 2002/91/EC

