



## 1 Rothesay Road, Manchester, M8 4JA

£1,295 Per Month



**\*\*3 BEDROOM SEMI-DETACHED HOUSE TO LET\*\***

Pearson Ferrier are delighted to welcome this well-presented three-bedroom semi-detached home located within the popular Crumpsall area, offering excellent access to a range of local amenities, including shops, supermarkets, and everyday conveniences.

The property also benefits from good transport links into Manchester city centre, which are just under 3 miles away, making it ideal for both families and working professionals.

This well-presented three-bedroom property offers generous living space which has been recently refreshed with new carpets throughout, the home is ready to move into and enjoy.

The ground floor features a bright and spacious reception area, comprising two spacious rooms that have been converted into one—perfect for relaxing or entertaining—along with a modern kitchen and a convenient downstairs WC.

Upstairs, the property comprises three well-proportioned bedrooms, all offering good space for furnishings and storage, as well as a family bathroom.

To the rear, the property boasts a generous garden, complete with a garage and double-gated access providing secure private parking for multiple vehicles.

Early viewing is highly recommended, please contact our office on 0161 740 0997 to arrange!

