



Modern TWO BEDROOM HOME situated on a very popular development and close to The Trafford Centre and motorway links (M60). The property features NO CHAIN, CONSERVATORY and OFF-ROAD PARKING! This would be perfect for first time buyers. To the ground floor there is an entrance hall, spacious lounge, MODERN FITTED KITCHEN and the spacious conservatory. To the first floor there are TWO DOUBLE BEDROOMS and a fitted bathroom. The property is gas central heated and double glazed throughout. Externally to the front there is off-road parking, whilst to the rear there is a low-maintenance garden. Call the office today to arrange your viewing!

**Havencroft Avenue
Manchester, M30 0TD**

Monthly Rental Of £799

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Lounge 15' 5" x 12' 6" (4.7m x 3.8m)

Double glazed window to the front, ceiling light point, wall mounted radiator and laminate floors.

Kitchen/Diner 12' 6" x 8' 2" (3.8m x 2.5m)

Fitted with a modern range of wall and base units with complementary roll top work surfaces and integral stainless steel sink and drainer unit. Integrated four ring gas hob and oven. Space for Fridge/freezer and washing machine. Double glazed window to the rear, ceiling light point and a wall-mounted radiator. Ample space for a dining table and lino floors.

Conservatory 13' 5" x 11' 6" (4.1m x 3.5m)

Double glazed window to both sides and the rear of the conservatory bringing in lots of natural light. Wall mounted radiator and laminate floors.

First Floor Landing

ceiling light point, loft hatch and carpeted floors.

Bedroom One 12' 6" x 9' 6" (3.8m x 2.9m)

Double glazed window to the rear, ceiling light point, wall mounted radiator and carpeted floors.

Bedroom Two 12' 6" x 8' 2" (3.8m x 2.5m)

Double glazed window to the front, ceiling light point, wall mounted radiator and carpeted floors.

Bathroom 6' 3" x 4' 7" (1.9m x 1.4m)

Fitted with a three piece suite comprising of low level W.C, pedestal hand wash basin and bath with shower over. Ceiling light point, wall-mounted radiator and lino floors.

Externally

To the front there is off-road parking, whilst to the rear there is a low-maintenance garden.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.



