



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!

**Havenscroft Avenue
Manchester, M30 0TD**

Monthly Rental Of £799

**0161 7074900
sales@hillsresidential.co.uk**

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.





