

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

## **Apartment 6, 163,** **Manchester, M22 5HR**



**£1,100 PCM**

**Well Presented Second Floor Apartment**  
**Two Double Bedrooms**  
**Open Plan Living/Dining Room**  
**New Fitted Kitchen**  
**Modern Bathroom**  
**Off-Road Parking**

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**Callaghans are delighted to offer for rent this spacious and well-presented two-bedroom second floor apartment, ideally located in the ever-popular Peel Hall area. Situated on the top floor, the apartment makes an excellent first impression from the moment you step into the welcoming entrance hallway.**

**From the hallway, there are two generous double bedrooms positioned to the left, both offering comfortable and versatile relaxed space. Directly ahead is the stylish bathroom, finished with modern fittings, a contemporary suite, grey tiled walls and an over-bath shower.**

**The bright and airy lounge benefits from double windows that flood the room with natural light. Adjoining the lounge is a semi open-plan kitchen, fitted with new floor and wall units and complete with integrated sink, hob and oven, creating a practical and attractive living area ideal for modern lifestyles.**

**This well-presented apartment would be an excellent choice for young professionals taking their first rental property while remaining in a convenient and sought-after location.**

**Lounge** 17' 9" x 13' 11" (5.4m x 4.23m)

**Kitchen** 8' 0" x 7' 3" (2.43m x 2.2m)

**Bathroom** 5' 8" x 8' 2" (1.73m x 2.49m)

**Bedroom One** 11' 1" x 8' 2" (3.39m x 2.49m)

**Bedroom Two** 9' 9" x 10' 7" (2.96m x 3.23m)

GROUND FLOOR  
556 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA - 556 sq.ft. (51.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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