



## 46 Leicester Road

Failsworth, Manchester, M35 0QY

**£1,300 PCM**



**\*\*TWO DOUBLE BEDROOMS\*\* \*\*IMMACULATELY PRESENTED\*\* \*\*AVAILABLE NOW\*\* \*\*GARAGE\*\* \*\*OFF ROAD PARKING\*\*  
**\*\*FURNISHED\*\*****

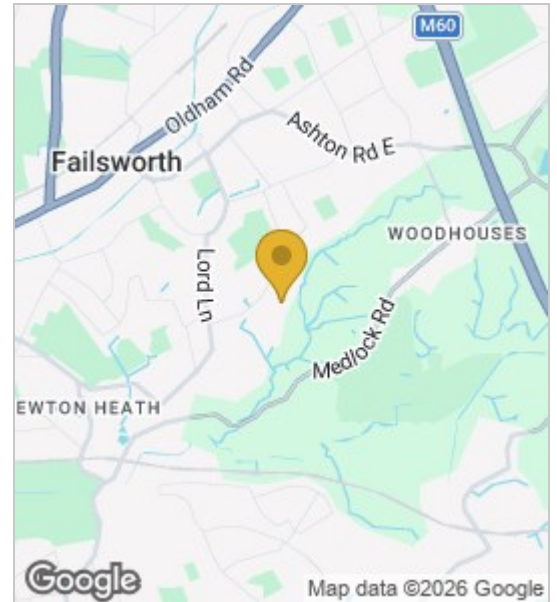
Cousins Estate Agents are delighted to bring to market this immaculately presented two bedroom family home. Conveniently located within Failsworth providing easy access to local transport links and local amenities including schools and supermarkets.

The property offers modern open plan living to the ground floor. A real family space for entertaining. The rear garden is served by a fully decked area ideal for spending those summer evenings with family and friends. The property also benefits from the addition of a garage for additional storage too.

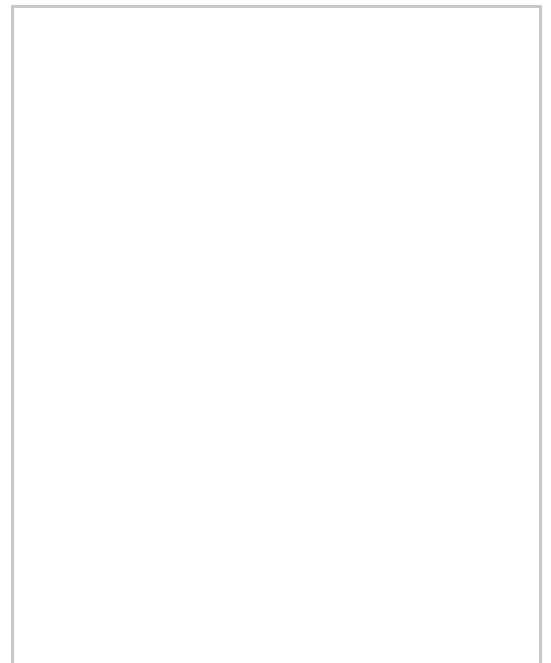
Call today to arrange your viewing!!



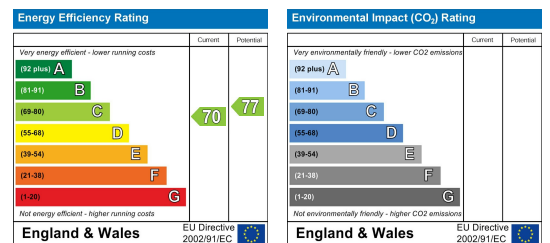
## Area Map



## Floor Plans



## Energy Efficiency Graph



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