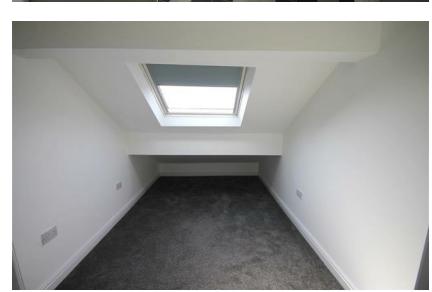
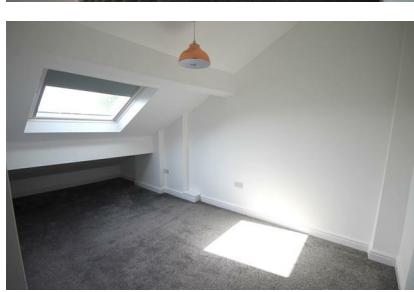




## 49-51 Half Edge Lane Manchester M30 9AY

- Two bedrooms
- Residents Car Park
- Modernised throughout
- 1st Floor location
- 5 minute walk to Eccles Train Station
- Duplex Apartment
- Part-furnished
- High ceilings
- 10 minute walk to Monton Village
- 7 minute walk to Eccles Metrolink

**£1,100 PCM**



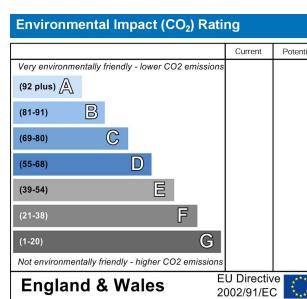
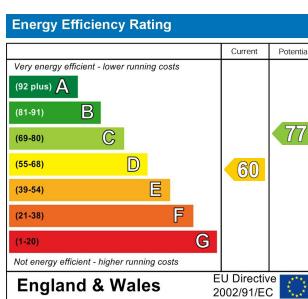
Fantastic two bedroom Duplex Apartment within easy reach of Monton Village and public transport links. Situated on the first floor of a converted building on Half Edge Lane sits this beautifully presented two bedroom apartment that's available to move into on a part-furnished basis.

The accommodation comprises open plan living, dining and kitchen area, complete with large corner sofa, sideboard, coffee table, floor standing lamp and dining table and chairs. Venture upstairs and you'll find a well appointed family bathroom with modern 3 piece white suite and two bedrooms, both with Velux windows and built in blinds. To the rear of the building there is also a residents car park.

Conveniently located, this property is within walking distance to Monton Village where you'll find an array of local amenities such as shops, pharmacy, post office and bank, or you can explore the bars, restaurants and cafe's on offer. You're also within walking distance of Eccles Train and Metrolink stops, making any commute a breeze, and for those travelling further afield the motorway network is less than a 5 minute drive.

Please contact our Monton office for more information or to arrange a viewing. Please note photographs are for marketing purposes only.

Available 16th March 2026. 12 month tenancy. Council Tax Band A. Deposit £1,260



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property