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55 Miriam Street, Manchester, M35 0LA

£1,450 Per Month

A Wilson Estates are delighted to offer To Let this substantial four bedroom end terrace on Miriam Street in Failsworth.

Benefitting from a double storey extension, this beautifully presented property offers spacious accommodation with two reception rooms, a modern fitted kitchen, four bedrooms three of which are doubles. There is a modern fitted bathroom and an en suite shower room from one of the bedrooms.

Externally at the front of the property there is a courtyard garden and driveway parking for one vehicle. At the rear is an enclosed garden.

The local area offers a vast amount of amenities:

Commuter Transport Links

• Walking distance to the Failsworth and Newton Heath & Moston tram stops. From there, Metrolink services take approximately 15 minutes into Manchester Piccadilly.
• The street sits just off Oldham Road, allowing a direct 15-to-20 minute drive straight into Manchester city centre. High-frequency bus routes also run directly along Oldham

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Entrance Hallway
Composite double-glazed door and uPVC double-glazed window. Lighting, radiator, laminate flooring, and under-stair storage cupboard.

Lounge
uPVC double-glazed window to front elevation. Lighting, radiator, carpet, and blinds.

Dining Room
uPVC double-glazed window to rear elevation. Electric fire with surround and mantle-piece. Lighting, radiator, blinds, and laminate flooring.

Kitchen
uPVC double-glazed doors and window to rear elevation and window to front elevation. Fitted wall and base units with coordinating work surfaces. Composite single sink unit with mixer tap. Integrated washer dryer and dishwasher. Integrated electric oven and hob with extractor over. Lighting, blinds, and laminate flooring.

Stairs and Landing
Wooden balustrades and bannister. Lighting, carpet, and loft access.

Bedroom One
uPVC double-glazed window to front elevation. Lighting, radiator, carpet, and blinds.

Bedroom Two
uPVC double-glazed windows to front and rear elevations. Lighting, radiator, carpet, and blinds.

En Suite
uPVC double-glazed window to rear elevation. Three-piece bathroom suite comprising low-level WC, hand wash basin with mixer tap, and enclosed shower cubicle with electric shower over. Panelled walls, lighting, heated towel rail, and vinyl flooring.

Bedroom Three
uPVC double-glazed window to rear elevation. Fitted desk, drawers, and wardrobes with sliding doors. Lighting, radiator, carpet, and blinds.

Bedroom Four
PVC double-glazed window to front elevation. Fitted desk with drawer units. Lighting, radiator, carpet, and blinds.

Bathroom
uPVC double-glazed window to rear elevation. Three-piece bathroom suite comprising low-level WC, hand wash basin with mixer tap, and panelled bath with mains-fed shower over. Panelled walls, vanity unit, heated towel rail, lighting, and vinyl flooring.

Externally
Externally at the front of the property there is a courtyard garden and driveway parking for one vehicle. At the rear is an enclosed garden with flagged patio area, laid to lawn, well established shrubbery and a useful shed.

Additional Information
Council Tax Band : A

Tel: 0161 303 0778

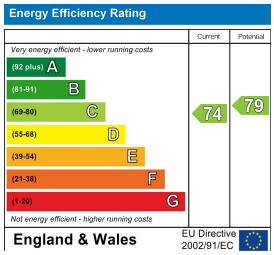
EPC Rating : C

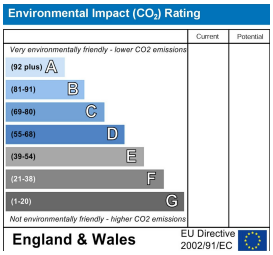
Holding Deposit : £334

STRICTLY NO SMOKING POLICIES APPLY

Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.





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