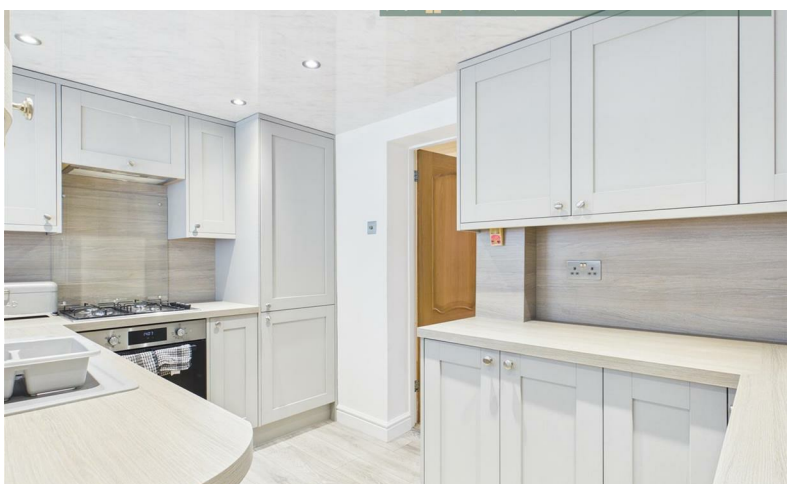
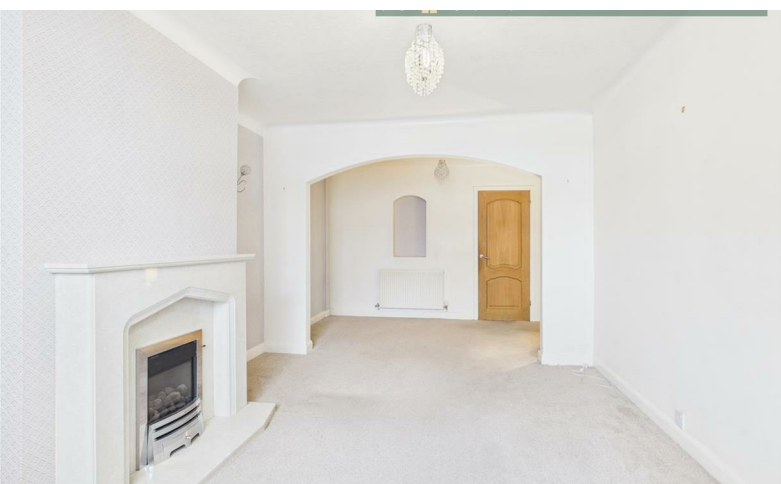




MCDERMOTT & CO
THE PROPERTY AGENTS



£1,250 Per Month

25 Hallam Road, Newton Heath, Manchester, M40 2SY

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Offered on the rental market is this delightful three bedroom quasi semi set in a popular and convenient location. Hallam Road is a quiet street with residential permit parking.

Internally comprising of entrance porch, hall with stairs off to first floor, spacious through lounge/dining room, modern kitchen with integrated appliances & conservatory with doors leading out to the rear garden. To the first floor are three bedrooms all with built in furniture & a separate modern shower room.

A resin driveway to the front provides off road parking, to the rear a small private garden laid with imprinted concrete and stoned areas. Rear gate leads to alley providing easy access for wheelie bins.

Situated in close proximity to local amenities, schools and transport links and a 10-15 minutes drive to Manchester City Centre.

Entrance Porch

1'10" x 5'8" (0.58 x 1.75)
Carpeted, neutral decor.

Hallway

Carpeted, neutral decor, radiator, stairs off, door into lounge/dining.

Lounge/Dining

22'8" x 11'1" (6.91 x 3.39)
Front facing into bay window, carpeted, gas fire with surround and hearth, neutral decor.
Dining area, carpeted, radiators, neutral decor, understairs storage.

Kitchen

7'4" x 11'7" (2.25 x 3.55)
Rear facing, range of fitted wall and base units in soft grey finish with complimentary light wood worktops. Inset sink and drainer with mixer taps over, built in electric oven and gas hob with extractor hood over, integrated fridge freezer, laminate flooring, radiator, spotlights, door leading to rear garden.

Conservatory

8'2" x 10'11" (2.50 x 3.35)
Rear facing, carpeted, radiator, neutral decor, double doors leading to rear garden.

Stairs & Landing

Stairs leading to all first floor rooms, carpeted, neutral decor landing, carpeted, radiator, neutral decor, loft access.

Bedroom One

10'11" x 6'4" (3.35 x 1.95)
Front facing, carpeted, radiator, neutral decor, built in wardrobes, drawers and cupboards.

Bedroom Two

9'4" x 8'2" (2.86 x 2.49)
Rear facing, carpeted, radiator, neutral decor, built in wardrobes and drawers.

Bedroom Three

8'3" x 6'4" (2.54 x 1.95)
Front facing, carpeted, radiator, built in wardrobes with drawers. neutral decor.

Shower Room

5'6" x 5'10" (1.70 x 1.80)
Rear facing, three piece suite in white comprising vanity sink and toilet, walk in shower enclosure, heated chrome towel rail, panelled walls, laminate flooring, spotlights.

External

At the front of the property there is a resin driveway, to the rear a small private garden laid with imprinted concrete and stoned areas.

Directions

