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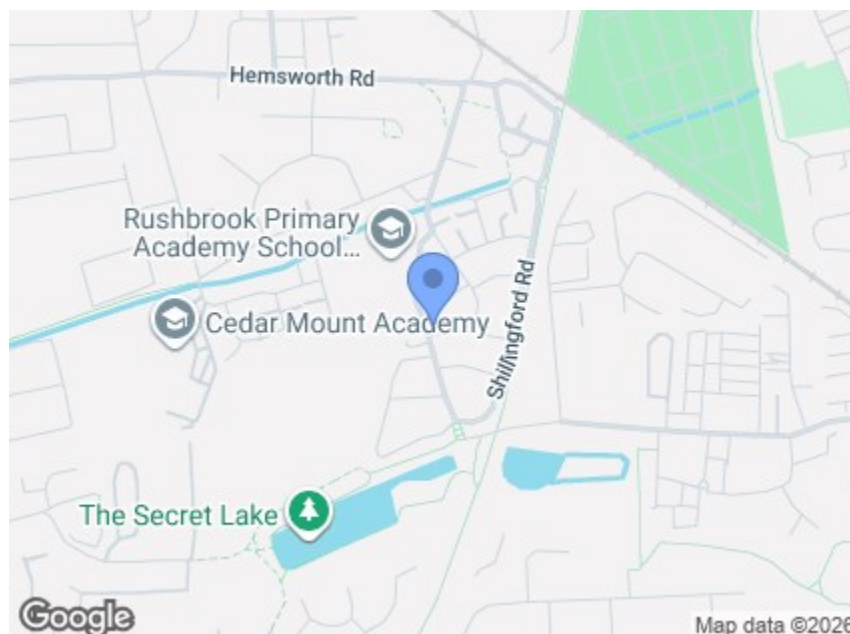


98 Shillingford Road
, Manchester, M18 7TN

£1,300 Per month



- Spacious & Well Positioned
- Close to Public Transport Links
- Large Enclosed Yard with Lawn Area
- Local to Schools and Academies
- Newly Refurbished & Ready to Occupy
- Fitted Bathroom with 3 Piece Suite
- Unfurnished & Available Immediately
- Local amenities offering a selection of shopping experiences
- Recreational areas for children to play



Directions

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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A well presented and larger-than-average three bedroom semi detached family home for rent immediately.

This delightful property is presented well, and its condition throughout has been maintained well by the current owners and boasts a fresh, modern feel to every room.

The ground floor comprises a welcoming entrance hallway, a good sized lounge area perfect for entertaining or relaxing, and a well-appointed fitted kitchen/diner with access to rear garden. Upstairs, the property offers three bedrooms and family bathroom. The master bedroom has an ensuite comprising of a shower cubicle.

Externally, the home benefits from driveway parking, an enclosed rear garden ideal for outdoor living, the family to play in and the summer BBQ.

Early viewing is highly recommended to fully appreciate the space, finish, and location this superb home offers.

Entrance

Lounge

Kitchen Diner

Bathroom

Master Bed

Bedroom 2

Bedroom 3