

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

6 Mayfair Road,
Manchester, M22 9XL



£1300pcm

**Quasi-Semi Detached
Three Bedrooms
Spacious Dining Kitchen
Front and Rear Gardens.
Modern Bathroom
Off Road Parking**

Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
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Callaghans are pleased to offer for rent this unfurnished quasi-semi-detached property, located in the popular Crossacres area of Manchester. Well presented throughout, the property enjoys an excellent location close to local shops, parks, schools and a range of transport links.

To the front of the property is a spacious lounge, enhanced by a bay window that fills the room with natural light. French doors lead through to the dining kitchen, which spans the rear of the property and overlooks the garden. The kitchen is fitted with a range of modern floor and wall units, incorporating an integrated sink and a freestanding cooker. Patio doors open directly onto the garden, creating an ideal space for family relaxation, entertaining or outdoor play.

The first floor comprises a fully tiled family bathroom, fitted with a modern suite and an over-bath shower. There are three well-proportioned bedrooms, offering flexible accommodation suitable for family living.

Hollyhedge Park is just a short stroll away, along with a variety of local shops. Wythenshawe Hospital, Manchester Airport and the motorway network are all within easy reach, further enhancing the appeal of this desirable home.

To find out more or to arrange a viewing, contact Callaghans today.

Lounge 13' 8" x 10' 3" (4.17m x 3.12m)

Kitchen 9' 4" x 17' 9" (2.85m x 5.42m)

Family Bathroom 5' 10" x 4' 11" (1.78m x 1.49m)

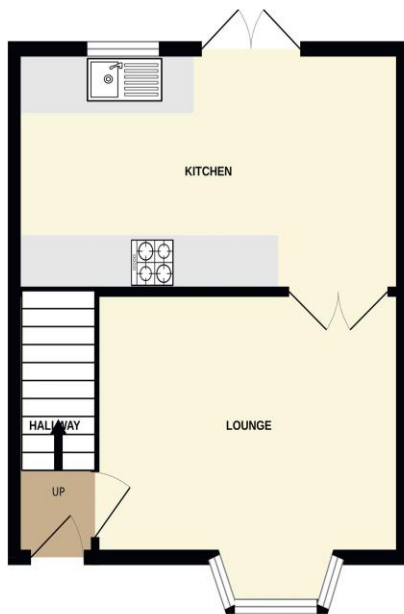
Bedroom 1 10' 5" x 9' 11" (3.17m x 3.02m)

Bedroom Two 8' 7" x 11' 6" (2.62m x 3.51m)

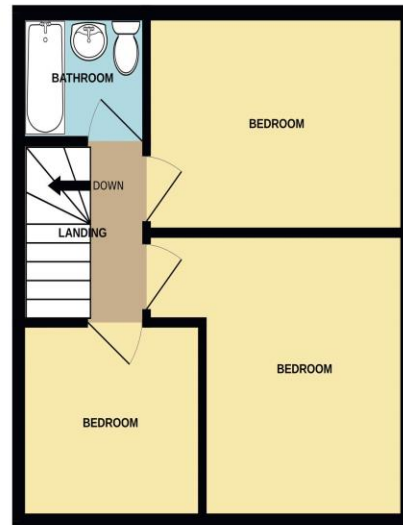
Bedroom Three 7' 8" x 8' 7" (2.34m x 2.62m)

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GROUND FLOOR
357 sq.ft. (33.2 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA: 705 sq.ft. (65.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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