

2 Rossett Close

Middleton, Manchester, M24 5SY

AVAILABLE NOW Park Lane Estate Agents are proud to offer To Let this beautifully presented three-bedroom end-terrace house on Rossett Close, a popular residential road in Middleton. The property is perfectly positioned for access to a wealth of amenities, including schools, shops, transport links, playing parks, Middleton Shopping Centre and North Manchester Golf Club. The property is uPVC double-glazed throughout and warmed by gas central heating. The internal accommodation comprises entrance hallway, kitchen/diner, lounge (with French doors to the rear garden), downstairs W.C, stairs to the first floor landing, master bedroom, second bedroom, third bedroom and family bathroom. Externally to the front, the property offers an easy-to-maintain front garden which is mostly lawned with a mature hedge perimeter. To the rear, is a sizeable garden which is mostly lawned with patio area and a side gate for access. A parking space is also positioned to the rear perimeter of the property. Contact us now to arrange your viewing.

£1,250 Per Calendar Month

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- AVAILABLE NOW
- DOWNSTAIRS W.C
- PARKING SPACE TO THE REAR OF THE PROPERTY
- MODERN THREE BEDROOM END-TERRACED HOUSE
- LOUNGE WITH FRENCH DOORS TO REAR GARDEN
- CONTACT US NOW TO ARRANGE YOUR VIEWING
- MODERN KITCHEN/DINER
- FAMILY BATHROOM BATH WITH OVERHEAD SHOWER

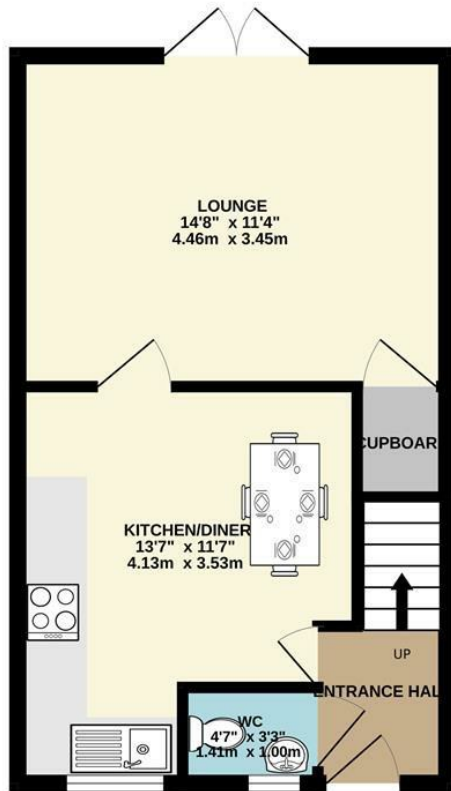


[Directions](#)

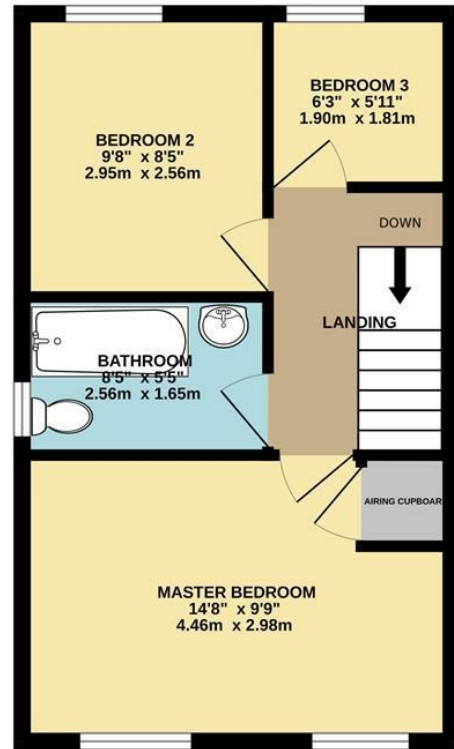


Floor Plan

GROUND FLOOR
364 sq.ft. (33.8 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



THREE BEDROOM END-TERRACE HOUSE

TOTAL FLOOR AREA : 728 sq.ft. (67.6 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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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