



188 Blackley New Road

, Manchester, M9 8FQ

£1,300 Per Month



THREE BEDROOMS**SEMI-DETACHED**NEWLY REFURBISHED**LARGE GARDENS**LARGE SHED

Cousins Estate Agents are delighted to offer for rent this beautifully refurbished three-bedroom semi-detached home, occupying an elevated position on the outskirts of Blackley Village, just north of Manchester City Centre.

Finished to a high standard throughout, this spacious family home benefits from brand-new décor, new carpets and floor coverings, gas central heating, and UPVC double glazing, making it ready for immediate occupation.

The accommodation offers well-proportioned living space ideal for families, while outside there are generous gardens providing excellent outdoor space, together with a large shed offering valuable storage.



Entrance Hall

Upvc double glazed front door to entrance hall, radiator to side, stairs to first floor door to side to lounge, door to rear to kitchen/ dining room.

Lounge 13'2" x 10'9" (4.01 x 3.28)

Upvc double glazed bay window to front, radiator to front.

Kitchen/ Dining Room 17'3" x 10'7" (5.26 x 3.23 (5.25 x 3.22))

Kitchen area fitted with full range of base and wall cupboards, coordinated work tops, inset sink and taps. Built under oven with inset gas hob and canopy above. Plumbing for washing machine. Upvc double glazed window to side, radiator to front, upvc double glazed door to side to outside, upvc double glazed French doors to rear of dining area leading out onto garden.

First Floor Landing

Doors to bedrooms and bathroom.

Bedroom One 13'3" x 11'0" (4.04 x 3.35)

Upvc double glazed bay window to front, radiator to rear.

Bedroom Two 11'2" x 11'2" (3.40 x 3.40)

Upvc double glazed window to rear, radiator to rear.

Bedroom Three 6'11" x 5'9" (2.11 x 1.75)

Upvc double glazed window to rear, radiator to rear.

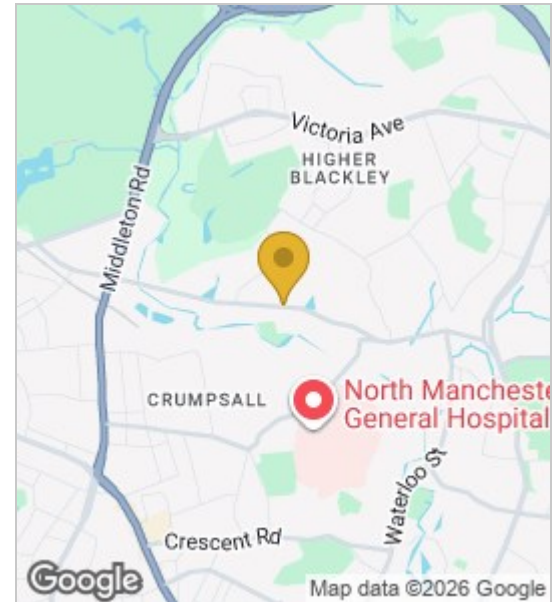
Bathroom

Fantastic fitted bathroom with contemporary tiling to walls and floor. Coordinated three piece suite comprising panelled bath, low level wc and cistern and vanity mounted wash basin. Shower mixer to bath. Upvc double glazed window to rear, chrome heated towel rail.

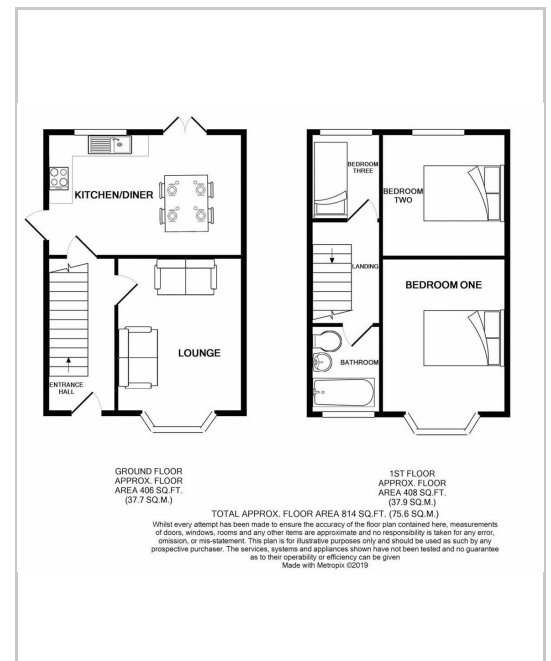
Outside

To the front of the property there is an enclosed garden which is elevated from the road and laid to shingle, whilst to the rear of the property there is a larger enclosed family sized garden which is mainly laid to patio.

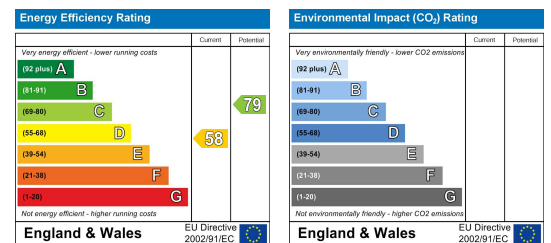
Area Map



Floor Plans



Energy Efficiency Graph



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