

Unit 6 13 Burton Place, Manchester, Lancashire, M15 4PT
Tel: 0161 637 8336
Email: contactus@ascendproperties.com
www.ascendproperties.com

Ascend

Built on higher standards



Melrose Street, Manchester

£775 Per Month

Set within the popular residential area of Newton Heath, this recently refurbished two bedroom mid terrace property on Melrose Street offers a well presented home with excellent access to the wider Manchester area.

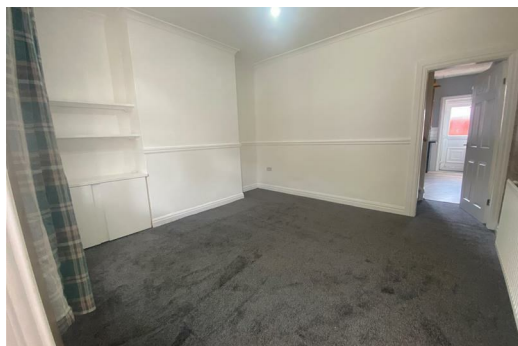
The property is ideally positioned for local amenities, with supermarkets including a choice of supermarkets close by, while a range of everyday facilities can be found along Oldham Road and within the surrounding neighbourhood.

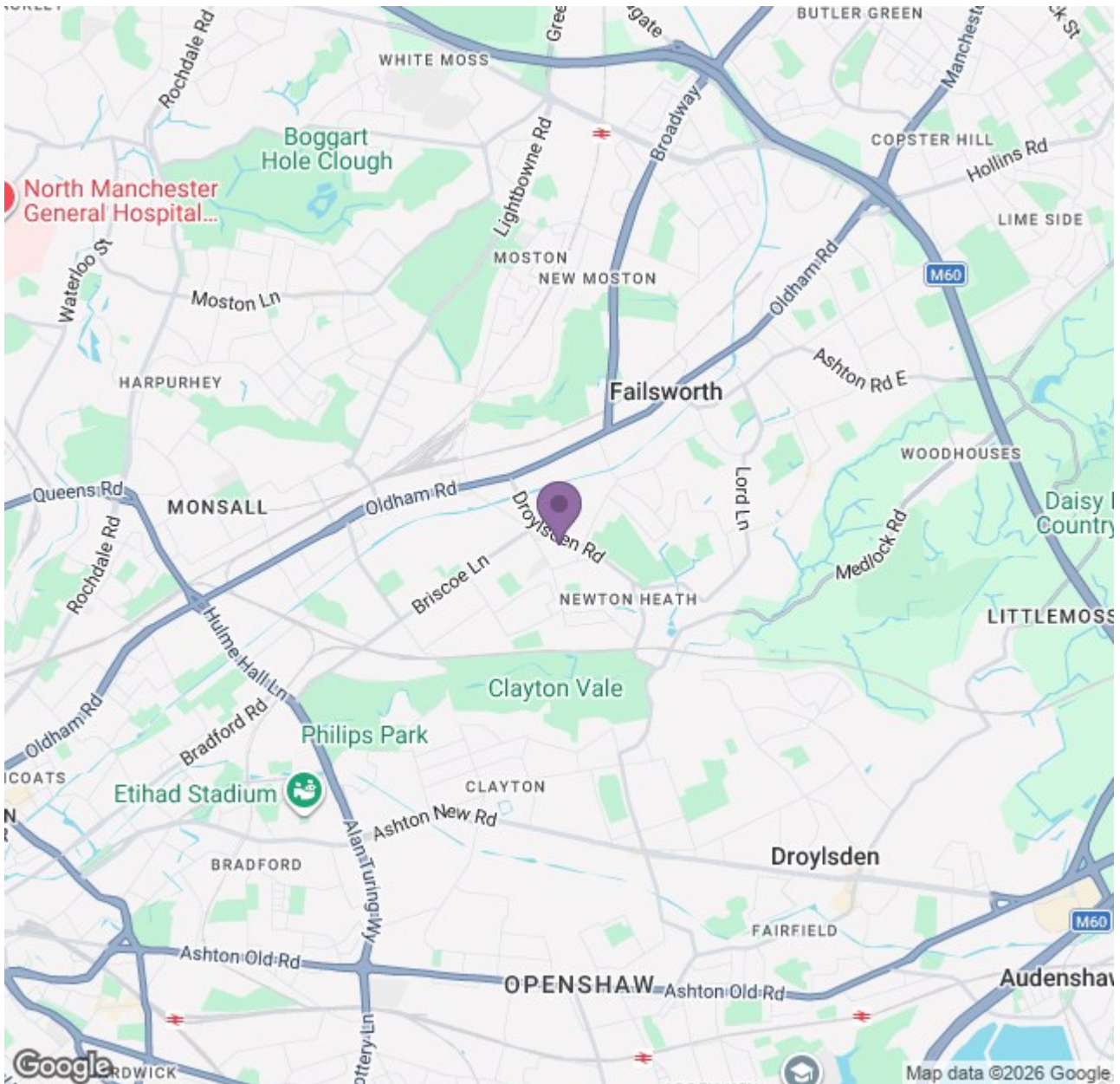
The location also offers convenient access to local schools, with All Saints C of E Primary School, Christ The King RC Primary School and St Wilfrid's CoFE Junior and Infant School all within close proximity.

The property itself has recently undergone a programme of refurbishment, creating a charming and well presented home ready for its next occupants. The ground floor provides a comfortable reception room leading through to a generously sized kitchen, with access to a private rear yard. To the first floor are two well proportioned bedrooms and a modern family bathroom.

Available almost immediately, subject to application and referencing, this would make an ideal home for a professional couple, small family or those looking for a well connected property within easy reach of Manchester City Centre.

Available NOW (Subject to application)
Deposit: £890





Energy Efficiency Rating		Current	Target
Energy Efficiency Rating	Energy Efficiency Rating		
A	A		
B	B		
C	C		
D	D		
E	E		
F	F		
G	G		
England & Wales	England & Wales		

Environmental Impact (CO ₂) Rating		Current	Target
Environmental Impact (CO ₂) Rating	Environmental Impact (CO ₂) Rating		
A	A		
B	B		
C	C		
D	D		
E	E		
F	F		
G	G		
England & Wales	England & Wales		