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31 Boswell Avenue, Manchester, M34 5RF

£900 Per Month

A Wilson Estates are delighted to offer To Let this two bedroom home on Bowell Avenue in the popular area of Audenshaw, a location in constant demand.

The accommodation comprises of; front lounge, modern kitchen and dining area. Upstairs the property offers two double bedrooms and a family bathroom.

At the front of the property is a courtyard providing off road parking. At the rear is a generously-sized enclosed garden.

The location is a real advantage, particularly for commuters; Audenshaw Tram Stop Station is just a short walk away, providing convenient links into Manchester city centre, while nearby bus routes and excellent access to the M60 make travelling further afield equally straightforward.

A range of everyday amenities can be found close by, including local shops, supermarkets, cafés, schools and healthcare facilities, a variety of green spaces offer plenty of opportunities for walking, cycling and outdoor recreation. Golf enthusiasts will also appreciate being within easy reach of Fairfield Golf Club.

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Entrance Hallway
uPVC double-glazed door to front elevation. Lighting and carpet.

Lounge
uPVC double-glazed box windows to front elevation. Lighting, radiator, carpet, and blinds.

Dining Kitchen
uPVC double-glazed door and window to rear elevation. Fitted wall and base units with coordinating work surfaces. Stainless steel one and a half bowl sink with mixer tap. Integrated electric oven and gas hob with extractor over. Part-tiled walls, lighting, radiator, blinds, and tiled flooring.

Stairs and Landing
Wooden handrail. Lighting, radiator, carpet, and loft access.

Bedroom One
uPVC double-glazed windows to front elevation. Lighting, radiator, carpet, and blinds.

Bedroom Two
uPVC double-glazed window to rear elevation. Lighting, radiator, carpet, and blinds.

Bathroom
uPVC double-glazed window to rear elevation. Three-piece bathroom suite comprising low-level WC, hand wash basin, and panelled bath with mains-fed shower over. Fully tiled walls, lighting, radiator, and tiled flooring.

Externally
Driveway parking to the front. At the rear is an enclosed garden with decking area, laid to lawn, and shed.

Additional Information
Council Tax : A

EPC Rating : C

Holding Deposit : £207

STRICTLY NO SMOKING POLICIES APPLY









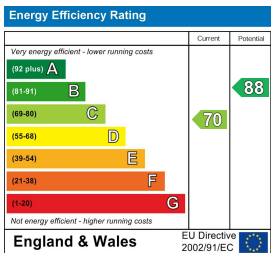


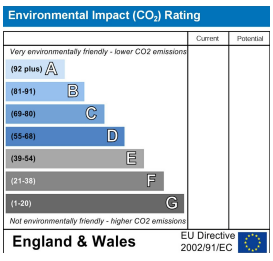




Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.





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