



**299 Grimshaw Lane, Middleton
Manchester M24 2AT**

£795 PCM

Hyde Estate present this modern one bedroom ground floor apartment to let. The property is well presented throughout and benefits from access to a communal garden. Ideally located close to shops and transport links. Offered unfurnished and available now.



Accommodation

The apartment is accessed via a uPVC door opening to a tiled, open plan living room and modern kitchen. Fitted with gloss fronted wall and base units, contrasting working surfaces and matching splashbacks. Inset stainless steel sink unit and mixer tap, integral electric hob/oven/extraction. Space for fridge freezer and washing machine. The generous bedroom is carpeted and offers ample space for both a bed and free standing furniture. Contemporary bathroom fitted with a white, three piece bathroom suite of bath with overhead shower and shower screen, washbasin with storage beneath and wc. Tiled floor and splashbacks.



Room Measurements

- Living room - 14`8" x 13`6"
- Kitchen - 7`8" x 7`7"
- Bedroom - 13`5" x 8`4" at extremes
- Bathroom - 10`7" x 5`3"

Gardens

Access to a communal garden shared between three apartments.

Additional Information

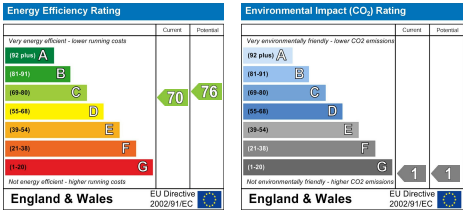
Benefits gas central heating and uPVC double glazed windows.

Council Tax

Rochdale Borough Council, Band A.

Viewings

To be arranged via Hyde Estate & Letting Agents 0161 773 4583.



1 St. Margarets Road, Prestwich, Manchester, M25 2QB

