



## 373 ABBEY HEY LANE MANCHESTER, M18 8RB

£1,350 PER MONTH

Welcome to this charming mid-terrace house located on Abbey Hey Lane in the vibrant area of Abbey Hey, Manchester. This newly built property, completed in 2023, offers a modern living experience with a generous floor area of 905 square feet.

As you enter, you will find two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout is designed to maximise space and light, creating a warm and welcoming atmosphere throughout. The property boasts three well-proportioned bedrooms, providing ample space for a growing family or for those who desire a home office.

The bathroom is thoughtfully designed, ensuring both functionality and comfort. The property is situated in a council tax band A, making it an economical choice for potential buyers or renters.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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