

62 - 64 Reddish Lane, Gorton, Manchester, M18 7JL  
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**Sanderson  
James**



**27 Goulder Road, Manchester, M18 7JQ**

**£600 Per Calendar Month**

**\*FULLY FURNISHED, WELL PRESENTED TWO BED TERRACE, WITH DECKED REAR COURT YARD\*** This Charming two bedroom mid terrace has been tastefully decorated throughout in a neutral decor with laminate flooring to the ground floor and carpets to the first floor. The property, boasts a modern fitted kitchen of beech effect wall and base units, black worktop and splash back, finished with integrated oven & hob, chrome fixtures and fittings, also additional benefiting from a separate utility room. The living room offers modern furniture with a wall mounted electric marble fire. To the first floor there are two good size bedrooms, a bathroom with over bath shower. fitted with an intruder Alarm and decked court yard to the rear. Located close to local amenities and transport links into Manchester & Stockport town centre via Reddish lane at the end of the street, and within walking distance to Aspinsall primary school, Denton ASDA and the local park.



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**LIVING ROOM**

**KITCHEN**

**UTILITY ROOM**

**BEDROOM ONE**

**BEDROOM TWO**

**BATHROOM**

**COURT YARD**

**FRONT GARDEN**

**letting contact**

Please contact Sanderson James to arrange a viewing on 0161 231 9696 or email [lettings@sandersonjames.co.uk](mailto:lettings@sandersonjames.co.uk) to appreciate the quality this property has to offer. References & deposit required.

**sales opening hours**

**OPENING HOURS** We are open 6 days a week. Monday - Wednesday 9.30am - 6.00pm, Thursday 9.30am - 8.00pm, Friday 9.30am - 5.00pm, Saturday 9.30am - 3.00pm.







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>	
(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>64</b>	<b>86</b>
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>61</b>	<b>84</b>
England & Wales EU Directive 2002/91/EC	

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