



4 Cardrona Street, Manchester, M18 7TH

£800 Per Calendar Month

MODERN RECENT BUILD, THREE BEDROOM, THREE BATHROOM, AND GARDENS Sanderson James are delighted to bring to the marketing this charming three bedroom property situated in the popular new development of peacock gardens. Briefly the property comprises of a welcoming entrance hallway which leads through to the living room which offers a bright and airy space. To the rear of the property is a contemporary fitted kitchen and dining area offering ample room for open plan cooking and dining and French doors out to the large garden laid to lawn. The kitchen houses a range of wall and base units, integrated oven hob and extractor and finished with chrome fixtures and fittings. There is also the convenience of a down stairs WC, ideal for family life. To the first floor there are three well portioned bedrooms, with the master benefiting from fitted wardrobes and en-suite with shower. Additionally, there is a family bathroom with three-piece white suit and feature tiling. View early to appreciate this charming property and avoid disappointment of losing out on this opportunity.



LIVING ROOM

KITCHEN

DOWNSTAIRS W/C

BATHROOM

BEDROOM 1

ENSUITE

BEDROOM 2

BEDROOM 3

GARDEN

letting contact

Please contact Sanderson James to arrange a viewing on 0161 231 9696 or email 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

**Sanderson
James**