



## 60 Moor Lane

Wythenshawe, Manchester, M23 0LX

\*AVAILABLE NOW\* Park Lane Estate Agents are pleased to offer To Let this well-presented three-bedroom semi-detached house on Moor Lane, a popular residential road in Wythenshawe. The property has been recently refurbished throughout, offering a tasteful modern kitchen and family bathroom and a garden room to the rear. The property is UPVC double-glazed throughout and warmed by gas central heating. The property is perfectly positioned for access to a wealth of amenities, including schools, transport links, shops, restaurants and Wythenshawe Park. The internal accommodation comprises an entrance hallway, lounge, kitchen, garden room, stairs to the first floor landing, master bedroom, second bedroom, third bedroom and family bathroom. Externally is an easy-to-maintain front garden and a rear garden, which is mostly lawned and access to a garden room. Contact us now to arrange your viewing!

**£1,400 Per Calendar Month**

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- AVAILABLE NOW
- THREE BEDROOM SEMI-DETACHED
- MODERN KITCHEN & BATHROOM
- SIZEABLE REAR GARDEN WITH
- UPVC DOUBLE GLAZED & GAS
- IDEALLY POSITIONED FOR ACCESS
- GARDEN ROOM
- CENTRAL HEATING
- TO A WEALTH OF AMENITIES
- CONTACT US NOW TO ARRANGE
- YOUR VIEWING



## Directions



## Floor Plan



THREE BEDROOM SEMI-DETACHED  
TOTAL FLOOR AREA: 964 sq.ft. (89.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating                                   |  | Environmental Impact (CO <sub>2</sub> ) Rating                  |           |  |           |
|--|--|---|-----------|--|-----------|
|  |  | Current   | Potential | Current  | Potential |
| Very energy efficient - lower running costs<br>(92 plus) A |  |   |           | Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(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 <sub>2</sub> emissions |           |  |           |
| England & Wales  |  | EU Directive 2002/91/EC   |           | EU Directive 2002/91/EC  |           |