



**URBAN ESTATES**  
SALES - LETTINGS - MANAGEMENT



45 Shirley Road  
, Manchester, M8 0WB

**£1,650 Per annum**



## 45 Shirley Road

, Manchester, M8 0WB

Spacious Unfurnished Three-Bedroom Mid-Terraced House to Let in Cheetham Hill, Manchester - Available from 15 December 2025

This spacious three-bedroom mid-terraced home to let in Cheetham Hill has been newly renovated and is ideally located in one of Manchester's most popular and well-connected residential areas. Close to Manchester City Centre, local schools, shops, and transport links, it's perfect for families or professionals seeking modern, comfortable living.

The property features two reception rooms, a large modern fitted kitchen, and three generous bedrooms, providing ample space throughout. Located just moments from Cheetham Hill High Street, residents benefit from easy access to shops, eateries, and public transport. Heaton Park is a short drive away, perfect for weekend walks and leisure activities.

A fantastic opportunity to rent a stylish and well-located home in a vibrant Manchester neighbourhood.

### Key Features:

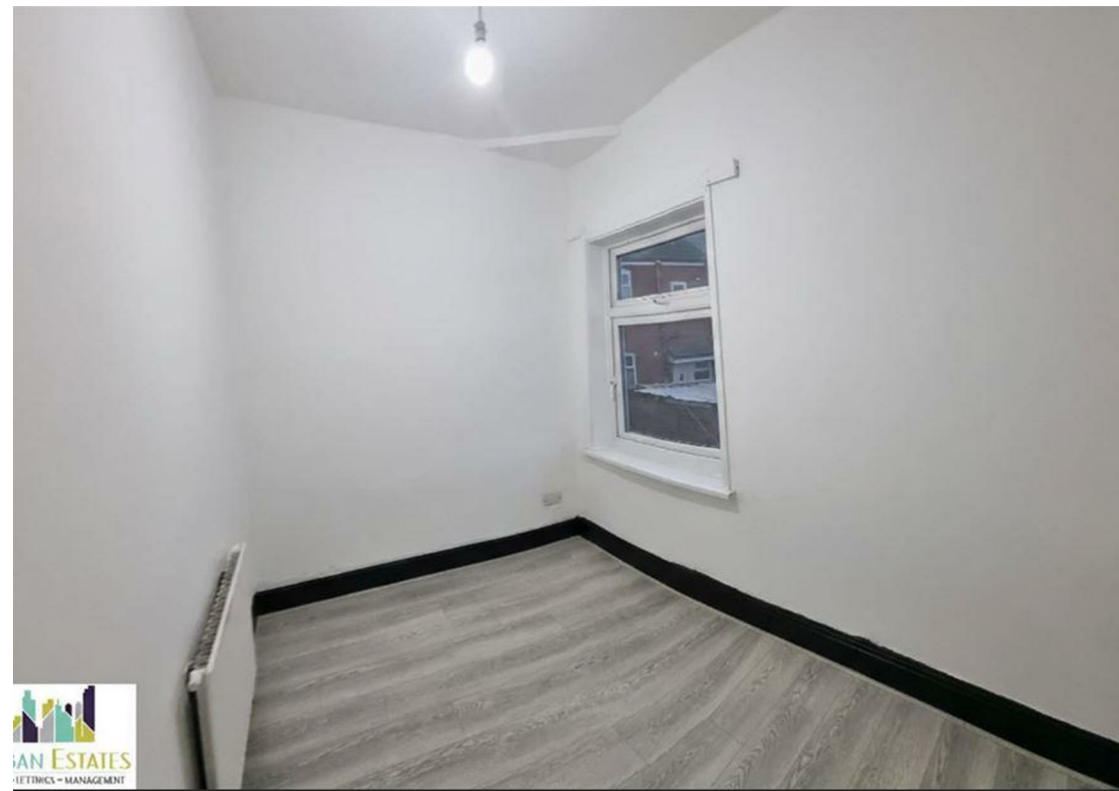
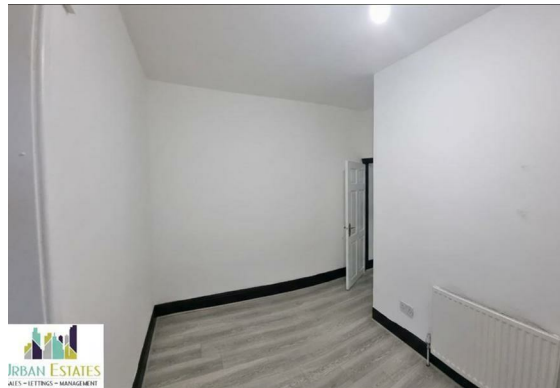
Three spacious bedrooms

Two reception rooms

Large modern fitted kitchen

Newly renovated throughout

Excellent transport links to Manchester





City Centre

Close to shops, schools, and local amenities

Easy access to Heaton Park

Available now for viewings 10  
December 2025

Available from 15 December 2025

Floor Plan



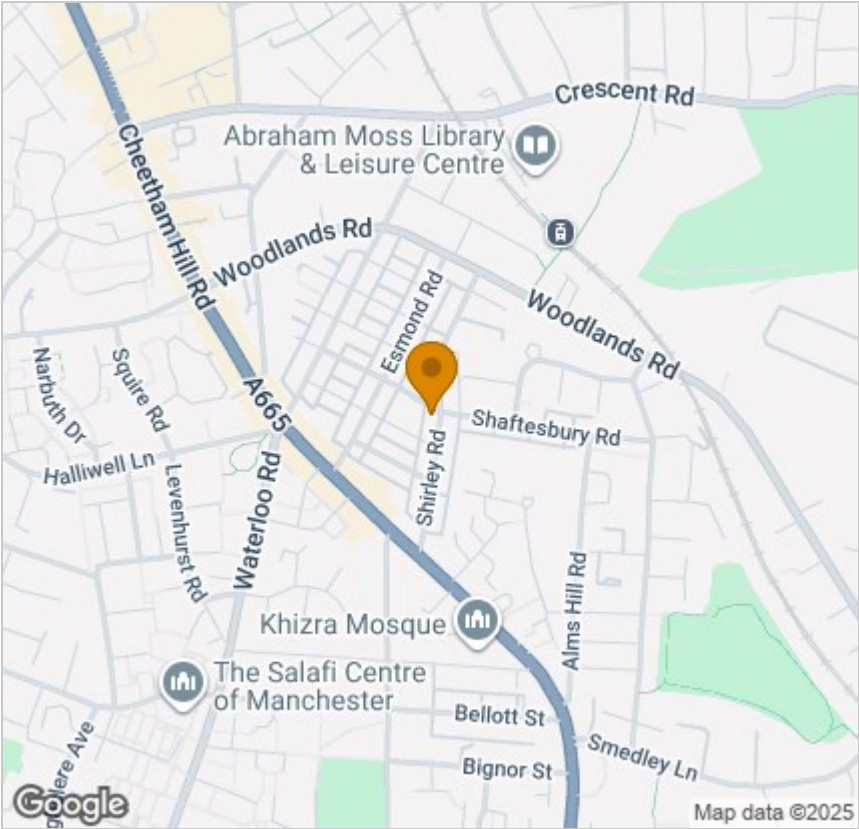
Viewing

Please contact our Urban Estates Office on 0333 433 0348 if you wish to arrange a viewing appointment for this property or require further information.

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.

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Area Map



Energy Efficiency Graph

