



47 Baron Fold Crescent Manchester

£138 Per Week

****ONE ROOM AVAILABLE****

Welcome to this modern property located on Baron Fold Crescent in the charming area of Little Hulton. This well-appointed home offers a unique opportunity for professionals seeking comfortable and convenient living arrangements. With a total of four spacious bedrooms, each featuring its own en suite bathroom, this property is designed to provide both privacy and comfort.

Gas central heating throughout the property guarantees warmth and comfort during the colder months, enhancing the overall living experience. This property is classified as a House in Multiple Occupation (HMO), making it particularly suitable for professionals looking to share a home while enjoying their own private space.

Situated in Little Hulton, residents will benefit from a friendly community atmosphere, with local amenities and transport links conveniently close by. This property presents an excellent opportunity for those seeking a modern, well-equipped home in a desirable location. Don't miss the chance to make this exceptional property your new residence.



- HOUSE SHARE ROOM ONLY 50% OFF THE FIRST MONTHS RENT! DONT MISS OUT • 4 Bedrooms • Modern Fitted Kitchen • Under Renovation • Ensuite Rooms

Disclaimer

Disclaimer: The information and images provided in this property advertisement are intended for guidance purposes only. While we make every effort to ensure the accuracy of the details, we strongly recommend that interested parties view the property in person to confirm the property's condition and suitability for their specific requirements. The photographs used in this advertisement may have been digitally enhanced and may not accurately represent the current condition of the property. Any measurements or distances provided are approximate and should not be relied upon for any purpose. Furthermore, the description and details provided are based on the landlord's understanding and may be subject to change without notice. Prospective tenants are advised to verify any specific details that are important to them before entering into any agreement. We do not accept any liability for any loss or damage, whether direct or indirect, arising from reliance upon the information provided in this advertisement. We strongly advise all parties to seek professional advice and conduct their own due diligence before making any decisions or commitments related to this property. By viewing this advertisement, you agree to the above disclaimer and acknowledge that any reliance on the information provided is at your own risk. Please note that this disclaimer is subject to change and may be updated without prior notice







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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