



Hatherton Court, Manchester

- THREE BEDROOMS
- MODERN TOWN HOUSE
- SPACIOUS ACCOMMODATION
- THREE FLOORS
- GOOD LOCATION
- EPC RATING C

£1,250 Per Calendar Month

HUNTERS®
HERE TO GET *you* THERE

Hatherton Court, Manchester

DESCRIPTION

HUNTERS WORSLEY are pleased to offer this 3 bedroomed 3 storey modern semi-detached town house to rent, spacious accommodation comprising of 3 bedrooms, lounge, family bathroom, en suite, fitted kitchen with patio doors leading to low maintenance rear garden. Viewing highly recommend. Good location close to all local amenities.

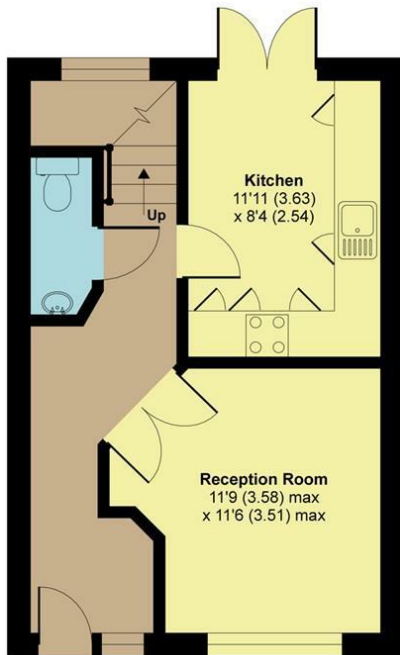




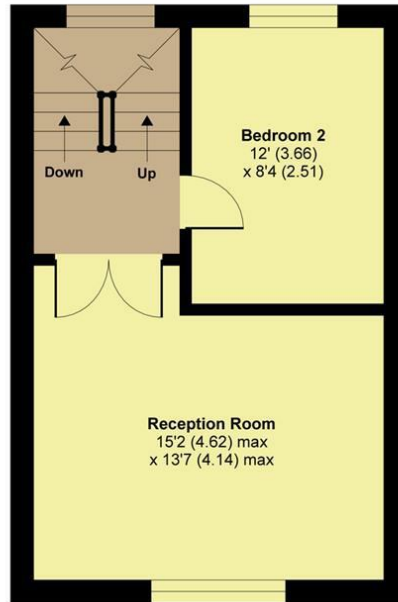
Hatherton Court, Worsley, Manchester, M28

Approximate Area = 1106 sq ft / 102.7 sq m

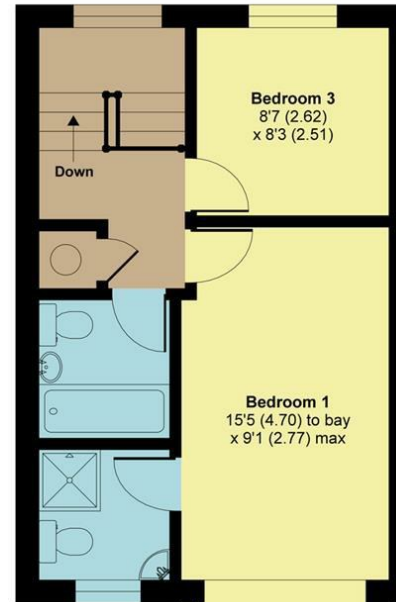
For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 33.8 SQ M
(364 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 33.8 SQ M
(364 SQ FT)



SECOND FLOOR
APPROX FLOOR
AREA 35.1 SQ M
(378 SQ FT)

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		78	
(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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2021. Produced for Hunters Property Group. REF: 767705

Viewing

Please contact our Hunters Worsley Lettings Office on 0161 790 9000 if you wish to arrange a viewing appointment for this property or require further information.

Suite 4, The Granary 50 Barton Road, Worsley, Manchester, M28 2EB

Tel: 0161 790 9000 Email:

worsley@hunters.com <https://www.hunters.com>



HUNTERS®

HERE TO GET *you* THERE