

## Oak Avenue, Middleton

- AVAILABLE IMMEDIATELY
- THREE BEDROOMS
  - DRIVEWAY
- GAS CENTRAL HEATING
- LARGE REAR GARDEN
- MODERN FITTED KITCHEN AND BATHROOM
  - CORNER PLOT
  - CUL DE SAC LOCATION
  - DOUBLE GLAZED
  - GARAGE

**£1,175 Per Calendar Month**

**HUNTERS<sup>®</sup>**  
HERE TO GET *you* THERE



Hunters are pleased to offer for rent this three-bedroom end terraced house situated on Oak Avenue at the end of a quiet cul de sac in Alkrington. The property has recently had a programme of modernisation and is certainly not one to be missed.

The property comprises; entrance hallway, large living/dining room, kitchen, three bedrooms and a bathroom. To the front is a driveway, a garage and to the rear is a large enclosed garden.

Close to all local schools, shops and amenities. The property is offered on an unfurnished basis and is available immediately.

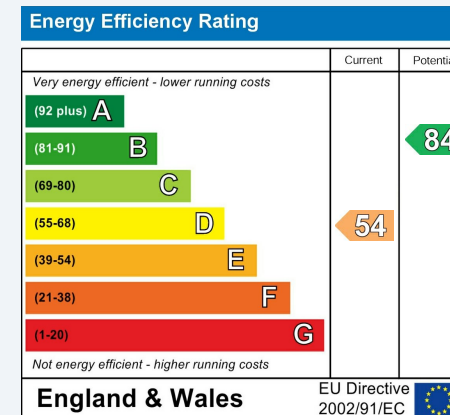
Twelve month's tenancy  
Rent £1175.00  
Holding Deposit £271.00  
Deposit £1355.00  
EPC: E  
Council Tax Band: B





## 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.



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

### Viewing

Please contact our Hunters North Manchester Office on 0161 637 4083 if you wish to arrange a viewing appointment for this property or require further information.



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