



48 Farmway, Middleton, Manchester.

£1,250 Per Calendar Month

HUNTERS®

HERE TO GET *you* THERE

- UNFURNISHED
- EXTENDED KITCHEN FAMILY ROOM
- POPULAR RESIDENTIAL AREA

- THREE BEDROOMS
- GARDENS
- EPC RATING C

EMAIL ENQUIRES ONLY

Hunters are pleased to offer this well presented three bedroom terraced house on Farmway. The extended property is situated in Alkrington within easy reach of all local shops, schools, amenities and transport links, including the motorway network.

The property is offered on an unfurnished basis.

The property comprises; entrance hallway, living room, large kitchen diner with built in appliances, three bedrooms and a bathroom. To the rear is an enclosed garden with a patio and lawned area and to the front is a small garden.

Holding deposit £288.00

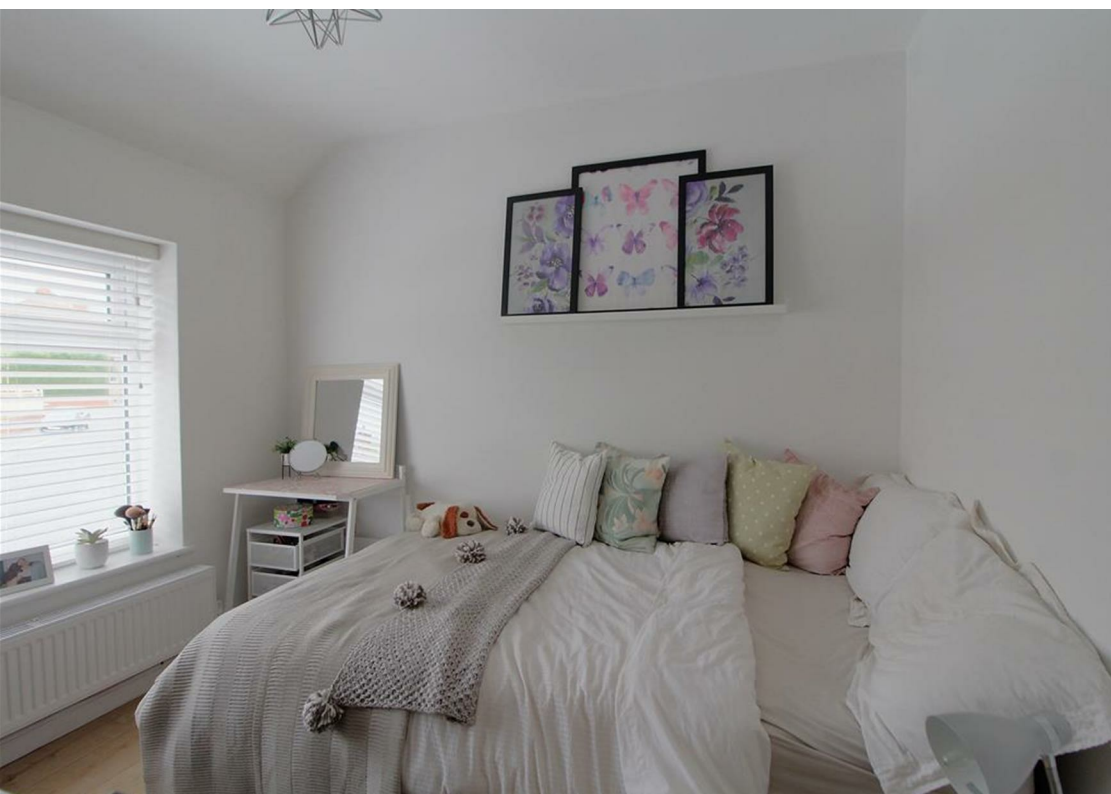
Rent: £1250.00 PCM

Deposit: £1442.00

Twelve months tenancy

Council Tax Band: A

EPC C



Ground Floor




First Floor



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		87
(81-91) B	73	
(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

Viewing

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



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