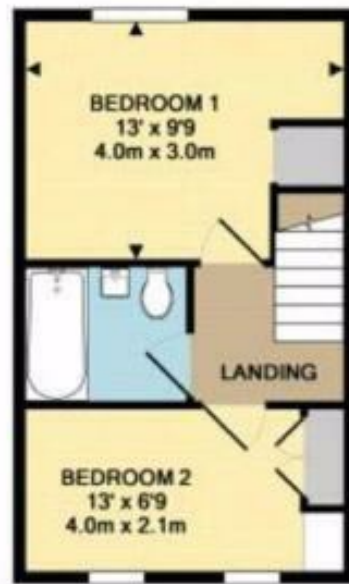
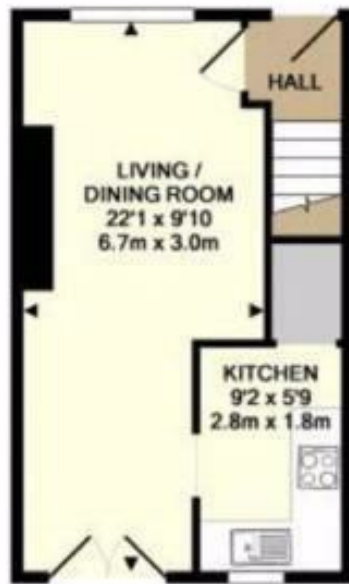


12 HACKLETON CLOSE MANCHESTER, M4 7EZ

£1,300 PER MONTH

Available from 6th October 2025, this charming semi-detached house on Hackleton Close in Manchester offers comfortable living with two well-proportioned bedrooms, ideal for small families, couples, or individuals. The welcoming reception room provides a perfect space for relaxation or entertaining, complemented by a well-appointed bathroom designed for convenience. A standout feature of this home is the parking space for two vehicles—an invaluable asset in the city. Situated in a peaceful residential area yet close to local amenities, schools, and transport links, this property strikes the perfect balance between tranquillity and accessibility. Don't miss this excellent opportunity to make Hackleton Close your new home.

buckleyfrayne

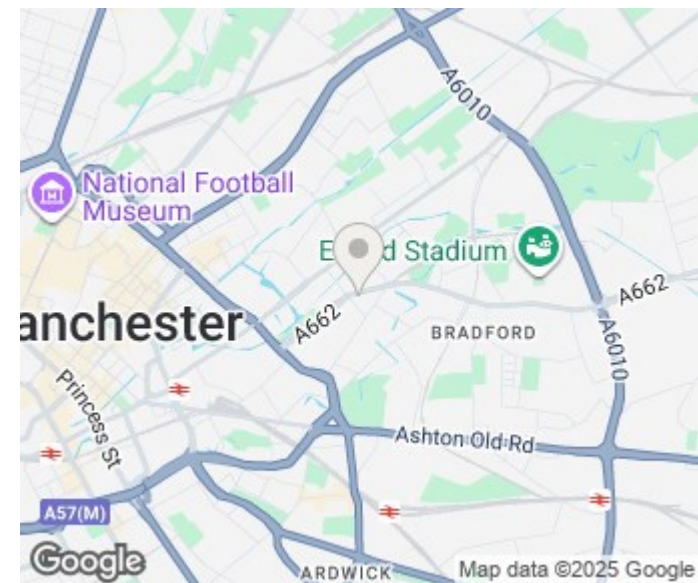


GROUND FLOOR
APPROX. FLOOR
AREA 25.7 SQ.M.
(277 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 26.6 SQ.M.
(286 SQ.FT.)

HACKLETON CLOSE, MANCHESTER M4 7EZ
TOTAL APPROX. FLOOR AREA 52.3 SQ.M. (563 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C	72	
(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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