



Farrow & Farrow
ESTATE & LETTING AGENTS



- Hastings Avenue, Whitefield, Manchester
- 3 Bedroom Semi-Detached Rental Home
- Well Presented Throughout
- Convenient Location
- NO PETS OR SMOKERS
- Available Now
- BOND & REFERENCES REQUIRED
- Contact Us To View!!!

7, Hastings Avenue, Manchester, M45 6UR

*** NOW UNDER APPLICATION *** - Superb 3 Bedroom Semi-Detached rental home in a sought after residential area and convenient location, well presented throughout. Close to public transport and the motorway network. If you're looking for a great home with driveway parking and gardens then this could be the home for you! No Pets, No Smokers, Bond & References Required - Available Now!



Hastings Avenue, Whitefield, Manchester is a lovely 3 bedroom semi-detached rental home in great condition and ready to move in. Having been extended, the property also offers an additional reception room, utility room and downstairs WC, in addition to the good size open plan Lounge / Dining Room. There is driveway parking to the front and a garden to both front & rear. Available now, the property sits in a convenient location within easy reach of public transport and motorway connections nearby.

Internally, the property briefly comprises: Entrance Porch, Hallway, open plan Lounge / Dining Room, 2nd Reception Room, Kitchen, Utility Room, Downstairs WC. Off the first floor Landing are Bedrooms 1-3 and the Bathroom. Externally are Driveway Parking and Gardens Front & Rear.

* 3 Bedroom, Semi-Detached Rental Home * Good Condition, Convenient Location * Close To Public Transport & Commuter Routes * NO PETS, NO SMOKERS * Bond & References Required

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	

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Farrow & Farrow has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

Porch

Hallway

Lounge 14'4" x 11'5"

Dining Room 9'3" x 12'0"

2nd Lounge 16'5" x 7'7"

Kitchen/Breakfast Room 15'3" x 7'2"

Utility 6'0" x 7'7"

WC

Landing

Bedroom 1 12'11" x 11'5"

Bedroom 2 11'8" x 10'11"

Bedroom 3 8'8" x 7'9"

Bathroom

Front Driveway & Garden

Rear Patio & Garden

Agents Notes Rental

Disclaimer

