



**12 Mayberth Avenue, Manchester
M8 4PH**

£1,150 Per Calendar Month

Hyde Estates are pleased to present this two bedroom semi detached house to let. Benefitting from a fresh coat of paint and new floor coverings the property includes a spacious living room and two double bedrooms, complete with off street parking and gardens to the front and rear. Offered furnished and available now.

Located on a quiet cul de sac off Wilton Road in a popular residential area within close proximity to local schools, Crumpsall Metrolink Station, Heaton Park and places of worship. Commuters have easy access into Manchester City Centre and to the local Motorway network.



Accommodation

Briefly comprising; entrance hall, spacious, bay fronted living room with French doors to the rear garden and ample space for both lounge and dining furniture. Accessed from the open entrance hall is the kitchen which features a collection of wall and base units with inset stainless steel sink unit and mixer tap. Integral oven with four ring gas hob and extractor and space for a fridge freezer with plumbing for a washing machine. Tiled splashbacks, side external door and useful understairs store cupboard. From the first floor landing are two double bedrooms both fitted with new carpets. The main bedroom is located to the rear of the property and benefits from two windows and fitted wardrobes. The bathroom is fitted with a white suite of wc, washbasin and bath with overhead mains operated shower. Includes; shower screen, tiled walls and frosted window.

Room Measurements

- Living room: 19`11" x 10`11"
- Kitchen: 7`8" x 6`9" plus door recess and understairs cupboard
- Bedroom 1: 19`6" x 9`6" at extremes
- Bedroom 2: 11`1" x 8`4"
- Bathroom: 7`8" x 5`1"

Gardens

To the front of the property is a low maintenance paved garden with driveway which continues to the side of the property. The spacious rear garden features a patio and lawned area.

Additional Information

The property features uPVC double glazed windows together with gas central heating and benefits from redecoration, recently installed window blinds and new floor coverings.

Council Tax

Manchester City Council, Band A.

Viewings

All viewings to be arranged via Hyde Estate and Letting Agents 0161 773 4583

Disclaimer

The information and images provided in this property advertisement are intended for guidance purposes only. While we make every effort to ensure the accuracy of the details, we strongly recommend that interested parties view the property in person to confirm the property's condition and suitability for their specific requirements.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(48-54) E			(48-54) E		
(37-47) F			(37-47) F		
(1-36) G			(1-36) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

1 St. Margarets Road, Prestwich, Manchester, M25 2QB

