



9 Mirfield Drive Monton M30 9LH

- Bay fronted semi-detached
- Two large reception rooms
- Large garden to rear
- Modern four piece bathroom
- Downstairs WC
- Period property with cellar
- Modern kitchen with separate utility room
- Three double bedrooms
- Monton village location
- *Available 18th February 2026*

£1,500 PCM



A beautifully presented three bedroom bay-fronted semi located right in the heart of Monton Village. Achieving a perfect balance between old and new this spacious home comes complete with original features throughout yet is finished with a contemporary style.

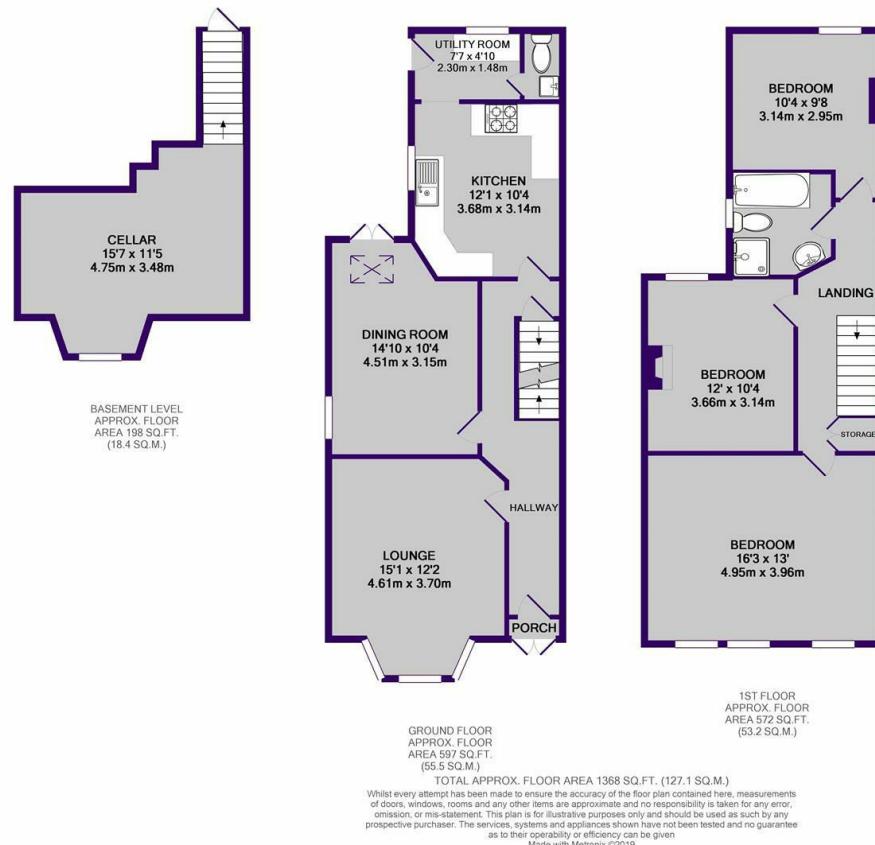
Internally the accommodation comprises; entrance hallway, bay-fronted lounge fitted with stylish window shutters, a well lit dining room with double doors out onto the rear garden, modern, well fitted kitchen with appliances as well as a separate utility room and downstairs WC to the rear of the property. From the ground floor you can also access the cellar which provides great additional storage.

Venture up to the first floor and you will find three double bedrooms, two of which feature fireplaces, and a fully-tiled contemporary four piece bathroom suite. Externally the property boasts a large mature garden to the rear and pathway with attractive flower borders to the front.

Not only are you less than a minutes stroll to the ever popular Monton Village where you have a range of bars, restaurants and shops to work your way through, the property is also ideally located for great transport links and the motorway network. Parking permits are available for on street parking.

For more information and to arrange a viewing please contact the office on 0161 707 7584. Images are for marketing purposes only.

Available 18th February 2026 Council Tax Band C 12 Month tenancy. Deposit £1,730.



| 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 | 52 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 47 | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

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