



4 Friendship Avenue, Manchester, M18 7HH

£925 Per month

- Two Bedroom Mid-Terrace
- Generous Sized Bedrooms
- Local Park
- Great Yard Space
- Council Tax Band: A
- Newly Renovated
- Fantastic Transport Links
- Close to Schools
- Available Immediately
- EPC:

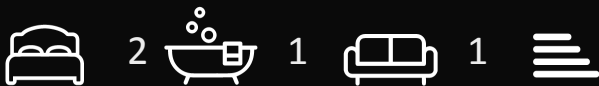
4 Friendship Avenue, Manchester M18 7HH

Nestled on the Friendship Avenue, Gorton, this delightful two-bedroom mid-terrace house offers a perfect blend of modern living and comfort. The property has been thoughtfully modernised throughout, featuring fresh décor adding character and new carpets that create a welcoming atmosphere.

Upon entering, you will find a spacious reception room that serves as an ideal space for relaxation or entertaining guests. The generous room sizes throughout the house ensure that you will have ample space to make this home your own. The well-appointed bathroom and two inviting bedrooms provide a comfortable retreat for all residents.

Situated in a popular location, this property boasts excellent transport links, making it convenient for commuting and exploring the vibrant city of Manchester. This home is ready for you to move into immediately.

In summary, this modernised mid-terrace house on Friendship Avenue is a fantastic opportunity for those seeking a stylish and practical living space in a sought-after area. Don't miss your chance to make this lovely property your new home.



Council Tax Band: A



Living Room

12'5" x 13'1"

Kitchen

12'5" x 13'1"

Bedroom One

9'10" x 13'1"

Bathroom

5'6" x 6'6"

Bedroom Two

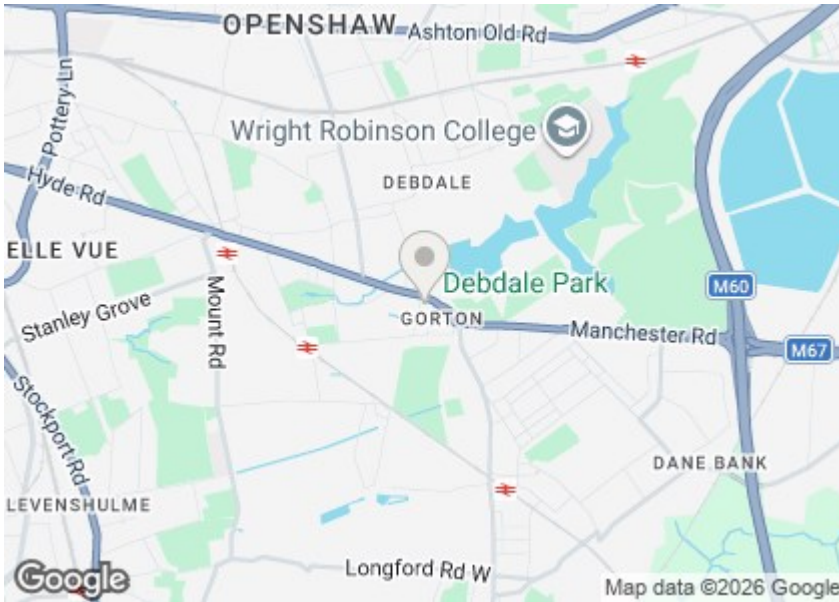
9'2" x 13'1"

Anti Money Laundering

MONEY LAUNDERING If you are thinking of Buying, Selling, Renting or Investing in Property, please note, that it is our obligation to comply with the following Acts of Parliament: 1) The Money Laundering Regulations Act 2003 2) The Proceeds of Crime Act 2002 3) Terrorism Act 2000 (as amended by the anti-terrorism Crime and Security Act 2001).

Disclaimer

Kingsdale Estates have received confirmation from the Landlord or Seller that all information within the particulars are correct. In the event of the property being a leasehold, Kingsdale Estates would have requested all relevant information in advance. Although we believe all material in the marketing to be correct, we would advise interested parties to satisfy any quires prior to reaching a legal agreement.



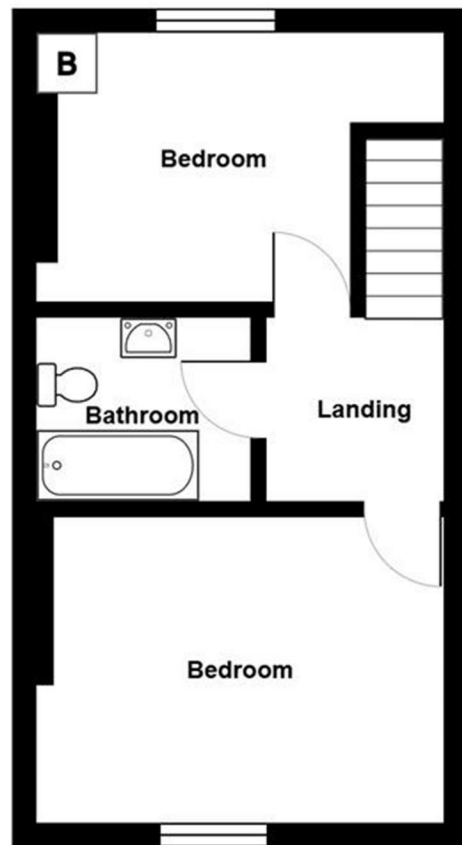
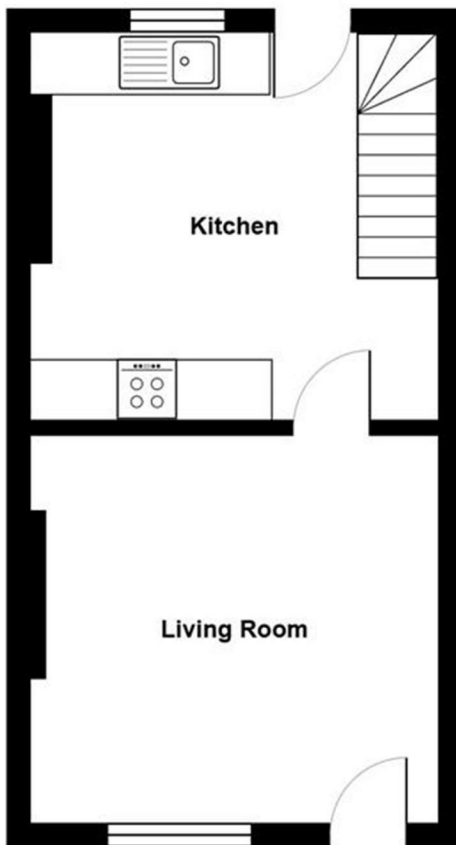
Viewings

Viewings by arrangement only. Call 0161 560 2915 to make an appointment.

EPC Rating:

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	

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Total Area: 62.1 m² ... 668 ft²

All measurements are approximate and for display purposes only