

Kenyon Lane, Middleton M24

- THREE DOUBLE BEDROOMS
- CLOSE TO MILLS HILL TRAIN STATION
- EPC - C
- AVAILABLE IMMEDIATELY
- DOWNSTAIRS WC
- COUNCIL TAX BAND - A

£1,350 Per Calendar Month

HUNTERS®
HERE TO GET *you* THERE

Hunters are delighted to present this three bedroom semi detached home on Kenyon Lane, Middleton to the rental market.



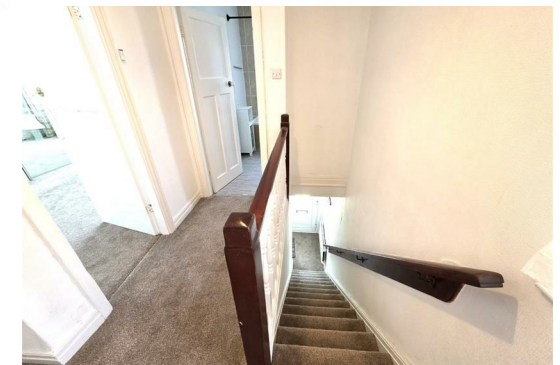
Upon entering, you're welcomed by a bright and airy porch leading into a spacious hallway. The inviting lounge features a cosy fireplace and a charming bay window, flooding the room with natural light. A convenient downstairs WC adds to the practicality of the home. The kitchen/dining area provides an ideal space for both everyday living and entertaining, with sliding doors opening onto a maintained private rear garden, a wonderful space for families to enjoy.



Upstairs, you'll find three generously sized double bedrooms. The master bedroom benefits from built in wardrobes, whilst the well presented family bathroom includes a shower over the bath, WC, and hand wash basin.



Externally, the front garden is well maintained. To the rear, the expansive lawned garden offers a peaceful and private retreat, perfect for outdoor enjoyment.



Situated close to Middleton Town Centre, the property benefits from excellent local amenities, shops, and transport links. Families will appreciate the proximity to good schools, including Middleton Technology School, making this an ideal home for those seeking both comfort and convenience.

Rent £1350.00

Holding Deposit £311.00

Deposit £1557.69

Council Tax Band: A

EPC Rating: C



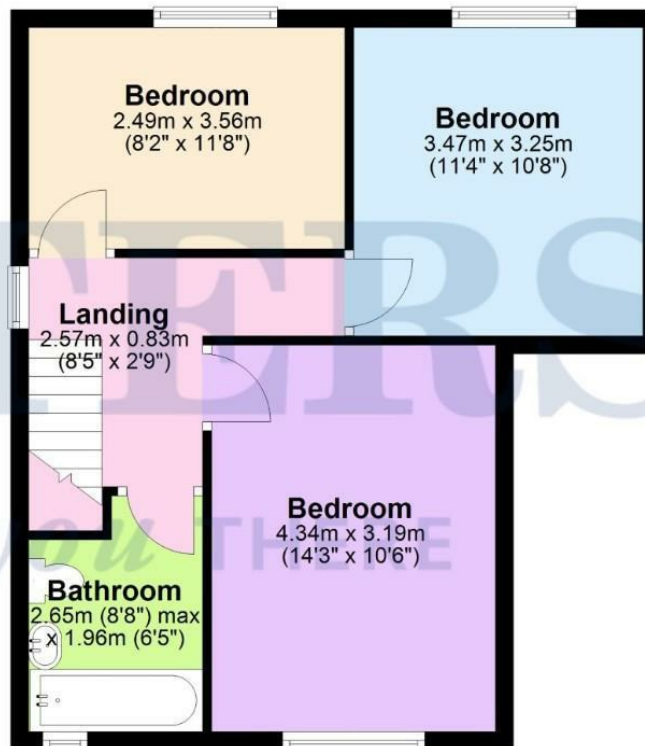
Ground Floor

Approx. 48.9 sq. metres (526.3 sq. feet)



First Floor

Approx. 47.3 sq. metres (508.7 sq. feet)



Total area: approx. 96.2 sq. metres (1035.0 sq. feet)

Disclaimer - This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.
Plan produced using PlanUp.

Viewing

Please contact our Hunters North Manchester Office on 0161 637 4083 if you wish to arrange a viewing appointment for this property or require further information.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	73	
(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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

58 Long Street, Middleton, Manchester, M24 6UQ

Tel: 0161 637 4083 Email:

northmanchester@hunters.com <https://www.hunters.com>