



## 111 FERNCLOUGH ROAD MANCHESTER, M9 5UJ

**£1,150 PER MONTH**

Nestled on the charming Fernclough Road in Manchester, this delightful end terrace house offers a perfect blend of comfort and convenience. Built in 1955, the property boasts a well-thought-out layout, encompassing 665 square feet of living space.

The house features two inviting bedrooms, ideal for a small family or professionals seeking a peaceful retreat. The single bathroom is well-appointed, ensuring that daily routines are both efficient and enjoyable. The reception room serves as a welcoming space for relaxation or entertaining guests, providing a warm atmosphere to unwind after a long day.

This property is available for long-term letting including company lets, making it an excellent choice for those looking to settle in a friendly neighbourhood. The term length is set for six months, with a deposit of £1,325 required.





| Energy Efficiency Rating                    |         |                            |
|---|---------|----------------------------|
|   | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         | 88                         |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         |                            |
| (55-68) D                                   | 61      |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Levenshulme  
902 Stockport Road  
Levenshulme  
Greater Manchester  
M19 3AD

0161 660 0993.  
info@jacobknight.com  
<https://jacobknight.com/>

