

9 Petworth Close, Manchester - M22 4YQ

£1,200 PCM

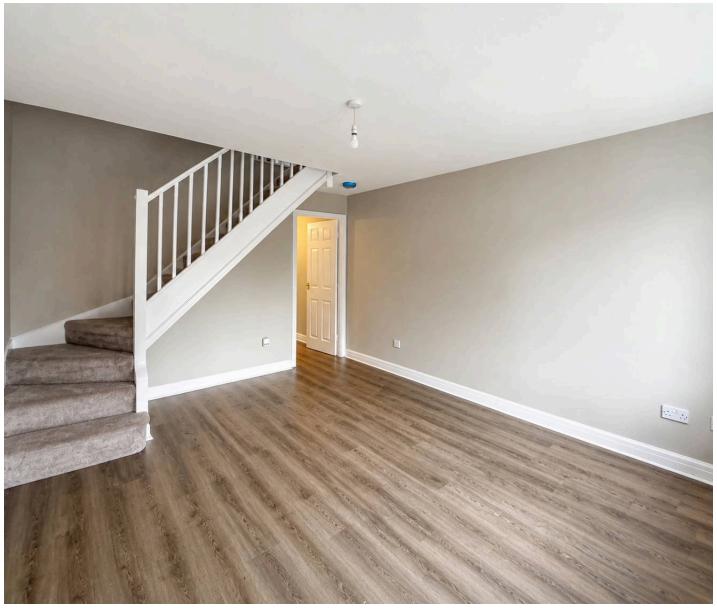
mosley jarman

9 Petworth Close

Manchester

A fully refurbished semi-detached home situated in sought-after location. Set within a modern and well-maintained development in the heart of Sharston, this immaculately presented property offers stylish and contemporary living throughout, with new kitchen, bathroom, flooring, boiler and redecoration throughout. The home features a living area leading through to a dining area with patio doors leading to the rear garden. An archway leads through to the newly fitted kitchen. On the first floor a landing provides access to two good sized bedroom and newly fitted bathroom. Externally, the property benefits from a private and enclosed rear garden, as well as off-road parking to the front. UNFURNISHED. AVAILABLE: IMMEDIATELY









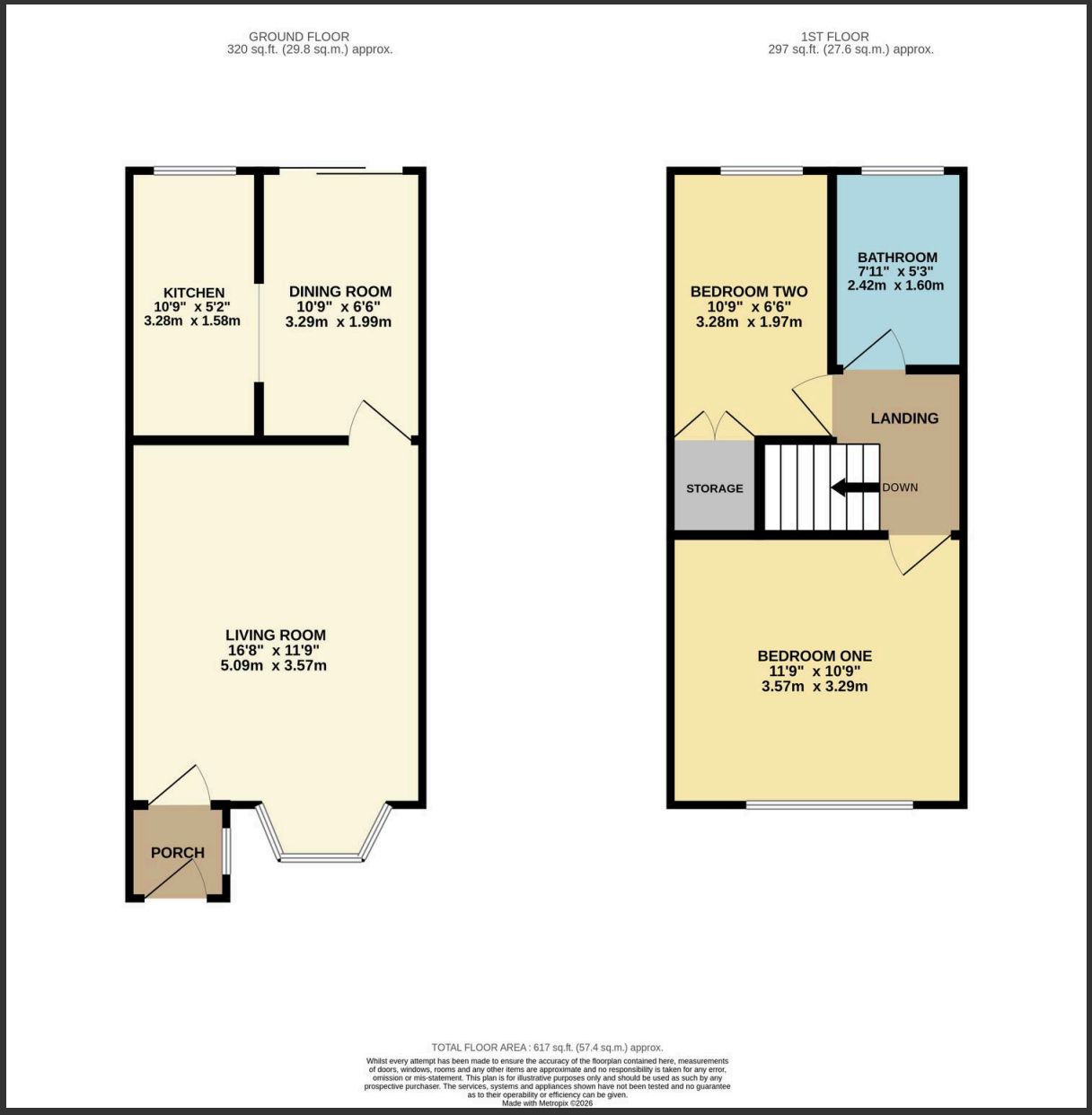




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- Heating - Gas central heating
- Mains - Gas, electric, water and drainage
- EPC rating - C (71/87)
- Council Tax Band - C (Manchester)
- Parking - Driveway to the front providing off road parking for two cars
- **Flood risk - Very Low (Surface water)
- *Broadband - Openreach & Netomnia. You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for EE.
- *Mobile - Likely coverage by EE, O2, Three, and Vodafone
- * Information provided by Ofcom checker and isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential tenants to do their own checks before committing to a tenancy.
- ** Information provided by GOV.UK



Mosley Jarman

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.