



Let **UK** Home

4 Bedrooms

M12 4AN

**Located
in Manchester
£3,000 Per Month**



pmadmin@letukhome.co.uk

<https://www.letukhome.co.uk/>

01615219812



Aked Close, Manchester, M12



Let UK Home are delighted to offer a lovely modern 4 bedroom (1 with ensuite) town house with 2.5 bathrooms, garden and parking in ever-popular Ardwick, within safe and easy walking distance of City Centre, MRI, UoM and MMU. Property Reference: EV 2394

This house is newly decorated and furnished with smart TV, business broadband, washer, dryer. Every room has double bed, wardrobe, chest of drawers, night table, desk, chair, desk light, double glazing.

Boasting excellent transport connectivity, the residence benefits from two nearby train stations – Ardwick and Ashburys – providing fast and regular services to central Manchester and surrounding areas. Frequent bus routes run along the major Stockport Road corridor, ensuring reliable daily commuting and travel across the city.

The local area offers abundant lifestyle and leisure amenities. Residents can easily access central Manchester's comprehensive shopping, dining and cultural facilities. Nearby recreational options include Victoria Baths and Ardwick Leisure Centre for sports and daily fitness.

Offering a practical location with convenient access to the city centre, educational institutions, everyday amenities and public transport, this property is well suited to tenants seeking well-connected living in Manchester.

- House
- Nearby Ardwick and Ashburys train stations
- Close to Victoria Baths and Ardwick Leisure Centre
- Ardwick

- Bills Included
- Walking-distance access to Manchester city centre, UoM and MMU.
- Smart TV & business broadband & washer & dryer





Let **UK** Home

1/F, St James Tower 7 Charlotte
Street
Manchester
M1 4DZ

pmadmin@letukhome.co.uk

01615219812

Council Tax Band:

Local Authority:

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.

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

<https://www.letukhome.co.uk/>