



### **3 Marford Close, Manchester, M22 8AE**

**£800 PCM**

A Wilson Estates are delighted to offer To Let this well presented one bedroom end terraced house on Marford Close in Sharston. Located on a quiet residential cul-de-sac and within close distance to all motorway links and Manchester airport.

Please contact A Wilson Estates to arrange a mutually convenient viewing appointment.

Briefly, the property comprises:

# 3 Marford Close

, Manchester, M22 8AE

**£800 PCM**



## Entrance Vestibule

uPVC double-glazed door and window to front elevation. Tiled flooring and built in storage cupboard.

## Lounge

Wooden door and double-glazed window to front elevation and uPVC double glazed window to side elevation. Lighting, radiators, carpet, and curtains.

## Kitchen

uPVC double-glazed window to front elevation. Fitted wall and base units with coordinating work surfaces. Stainless steel single sink unit. Freestanding electric oven and gas hob. Part tiled walls, lighting, blinds, and vinyl flooring.

## Stairs and Landing

uPVC double glazed window to front elevation. Metal balustrades and bannister. Lighting, carpet, and blinds.

## Bedroom

uPVC double-glazed window to side elevation. Lighting, radiator, carpet, blinds, built in storage cupboards, and loft hatch.

## Bathroom

uPVC double-glazed window to front elevation. Three-piece bathroom suite comprising low-level WC, hand wash basin, and panelled bath with mains fed shower over. Part tiled walls, heated towel rail, lighting, and vinyl flooring.

## Externally

Gardens to front and side. Allocated parking for one vehicle.

## Additional Information

Council Tax Band : A

EPC Rating : C

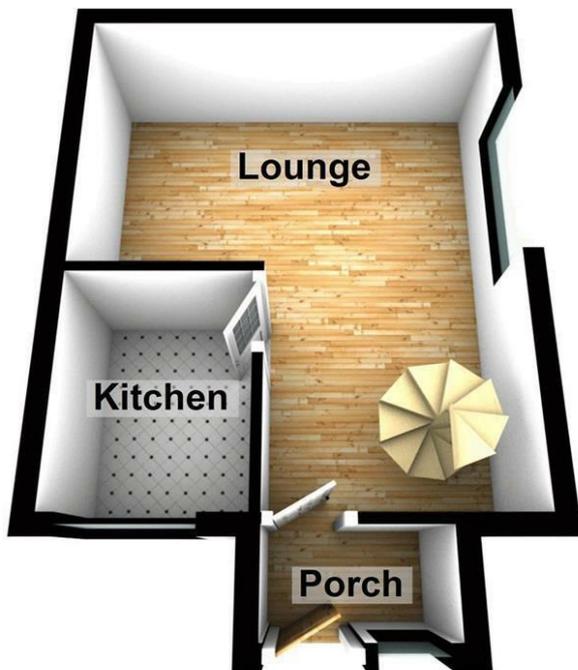
Holding Deposit : £184

STRICTLY NO PETS AND SMOKING POLICIES APPLY

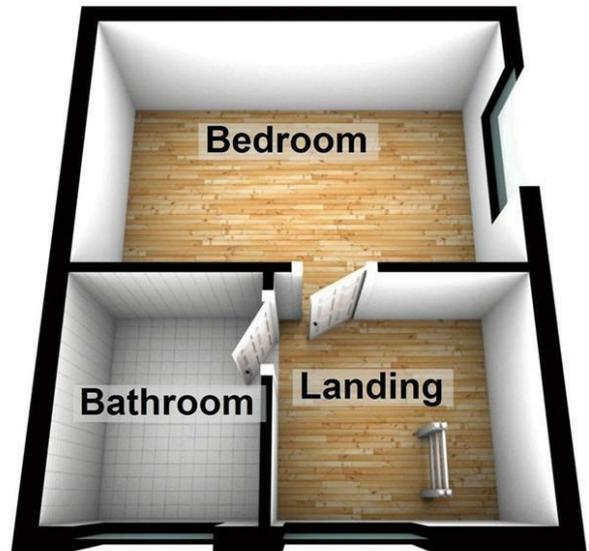




### Ground Floor



### First Floor



### Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			69
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			91
(81-91) B			
(69-80) C			70
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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