



7 Pooley Close, Middleton M24

- FIRST FLOOR
- FRONT GARDEN
- SPACIOUS LOUNGE AREA
- COUNCIL TAX BAND - A
- SPECTACULAR VIEWS
- PRIVATE ENTRANCE
- TWO DOUBLE BEDROOMS
- EPC RATED C

£825 Per Calendar Month

HUNTERS®
HERE TO GET *you* THERE

EMAIL ENQUIRIES ONLY

Hunters are pleased to present this well maintained first floor maisonette on Pooley Close, Middleton for rent.

Accessed through a private entrance, stairs lead to the first floor where you'll find a bright, spacious lounge with a balcony, a generously sized kitchen, two double bedrooms, and a well-presented bathroom. The property also features a tidy front garden.

Located in a sought-after residential area, Pooley Close offers easy access to a variety of local amenities, including shops, schools, and transport links, with the M60 motorway network nearby. Manchester City Centre is around 6 miles away.

Twelve month's tenancy

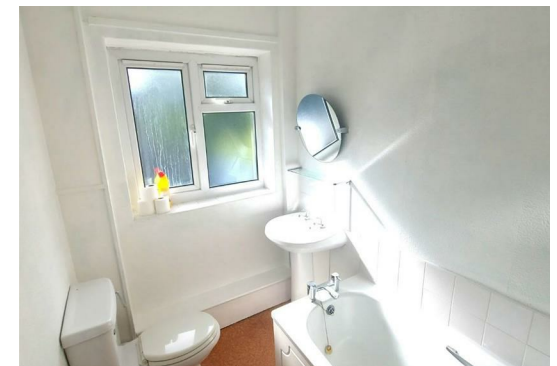
Rent £825.00

Holding deposit £190.00

Deposit £951.92

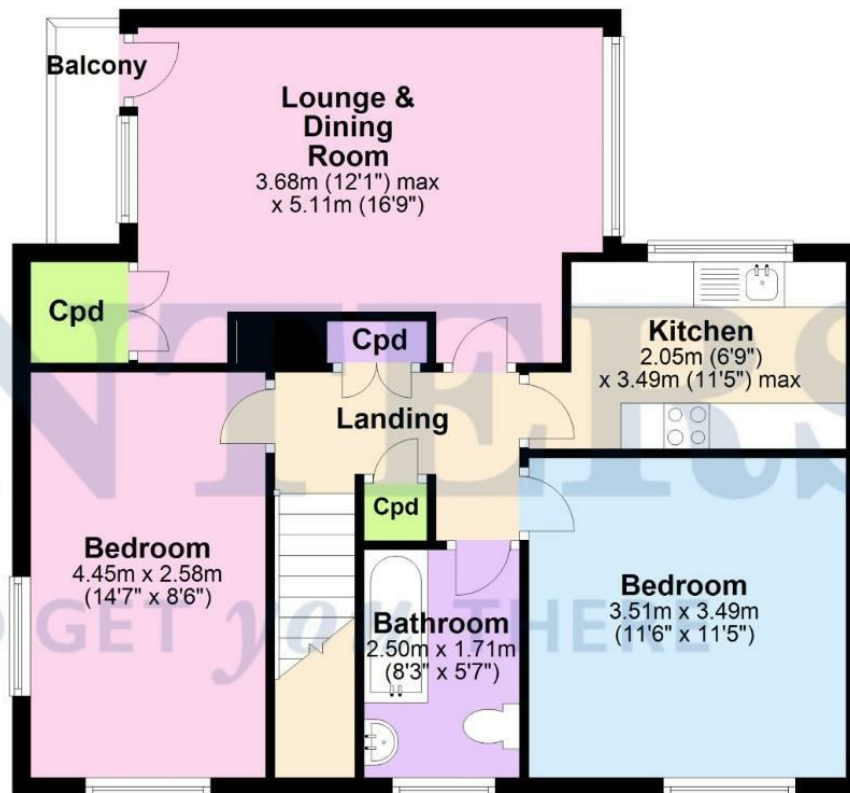
EPC Rating: C

Council Tax Band: A

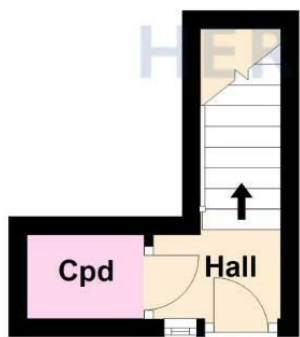




First Floor
Approx. 63.9 sq. metres (688.0 sq. feet)



Ground Floor
Approx. 4.6 sq. metres (49.1 sq. feet)



Total area: approx. 68.5 sq. metres (737.1 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.

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		
(69-80) C	78	79
(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

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.



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