

**18 Mellalieu Street, Middleton, Manchester**

**£650 Per Calendar Month**

**HUNTERS®**  
HERE TO GET *you* THERE

- UNFURNISHED ONE BED STUDIO
- FREE WI FI
- CLOSE TO MIDDLETON TOWN CENTRE
- COMMUNAL KITCHEN AND LAUNDRY FACILITIES

- ALL BILLS INCLUDED (EXCEPT TV LICENCE AND SUBJECT TO FAIR USAGE POLICY)
- EN SUITE
- INTERCOM ENTRANCE
- HDMI SOCKETS

### EMAIL ENQUIRES ONLY

Hunters present this upper floor unfurnished studio apartment, offering a compact living space with neutral decor throughout. The property features a private en-suite bathroom with modern white fittings, including a double shower for added convenience.

ALL BILLS INCLUDED (EXCEPT TV LICENCE AND SUBJECT TO FAIR USAGE POLICY)

Additional benefits include Wi-Fi, HDMI sockets in each room, and an intercom system for enhanced security.

While the studio comes with a small kitchenette, residents also have access to a communal kitchen with laundry facilities on the ground floor.

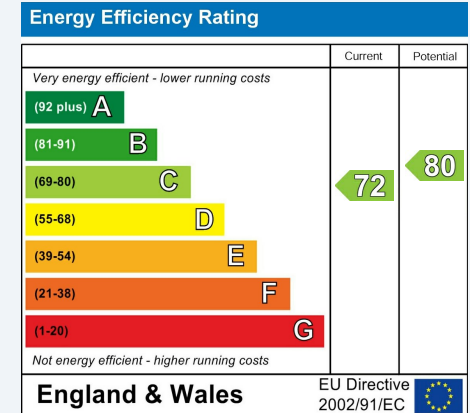
Ideally located, this property is within easy reach of local amenities and transport links to Manchester, Rochdale, and the surrounding areas.

Rent £650.00  
Holding Deposit £150.00  
Deposit £750.00  
Twelve month's tenancy



## 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.



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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