



Fotherby Drive, Manchester

- AVAILABLE IMMEDIATELY
- NEW FITTED KITCHEN
- RECENTLY DECORATED
 - UNFURNISHED
- COUNCIL TAX BAND A
- CLOSE TO NORTH MANCHESTER GENERAL HOSPITAL
 - NEW FLOORING THROUGHOUT
- CLOSE TO MANCHESTER CITY CENTRE
 - CLOSE TO LOCAL SCHOOLS
- EPC - C

£1,150 Per Calendar Month

HUNTERS®

HERE TO GET *you* THERE

EMAIL ENQUIRES ONLY

Hunters are delighted to present this beautifully maintained three-bedroom end terraced property situated on Fotherby Drive, conveniently located close to local schools, shops, and a range of amenities.

This spacious home is offered to the market on an unfurnished basis and is available for immediate occupancy.

Accommodation comprises: entrance hallway, generously sized living room, modern kitchen, three well-proportioned bedrooms, and a contemporary family bathroom. Externally, the property benefits from an enclosed, tiered rear garden featuring a large lawned area, while the front of the property offers a small garden with steps leading to the main entrance.

The property has recently undergone a comprehensive programme of modernisation, including the installation of a brand-new kitchen, new flooring throughout, and full redecoration.

Ideally positioned with excellent access to Manchester City Centre and North Manchester General Hospital.

Holding Deposit: £265

Monthly Rent: £1,150

Tenancy Term: 12 months

Council Tax Band: A

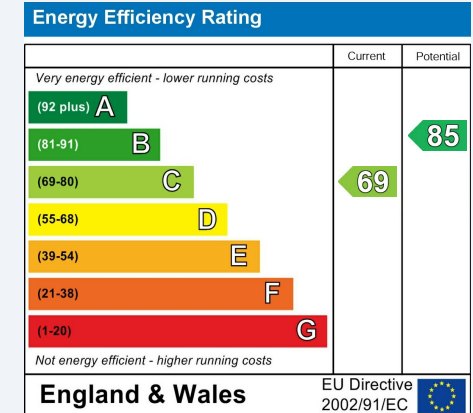
EPC Rating: C





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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