

pearson ferrier®

9 MELLOR STREET
Manchester, M25 3HT
£1,500 Per Month

9 MELLOR STREET

Property at a glance

- WELL PRESENTED MID TERRACED PROPERTY
- HIGHLY SOUGHT AFTER LOCATION
- WALK TO PRESTWICH CENTRE
- THREE BEDROOMS
- LOUNGE WITH WOOD BURNING STOVE
- BESPOKE FITTED KITCHEN
- GARDEN FORECOURT & REAR YARD

AVAILABLE DECEMBER A traditional mid terraced property in one of the regions most sought after residential locations, a short walk to the centre of Prestwich, minutes from the motorway network and on the doorstep of Manchester City Centre.

The property has been well cared for over the years and has the benefit of three bedrooms (the third is a loft conversion carried out to local authority regulations), a bespoke Goldfinch Brookes handmade kitchen and a wood burning stove installed in the lounge. With gas central heating and upvc double glazing.

The accommodation briefly comprises: entrance vestibule, lounge, dining kitchen, first floor landing, two bedrooms and a three piece bathroom with shower attachment, second floor loft conversion bedroom three. To the outside there is a newly paved garden forecourt and a newly paved rear patio/yard.

Council Tax Banding - A
Epc Rating C

Please note that you will be required to pay a Holding Deposit (equivalent to one weeks rent) to secure the property.



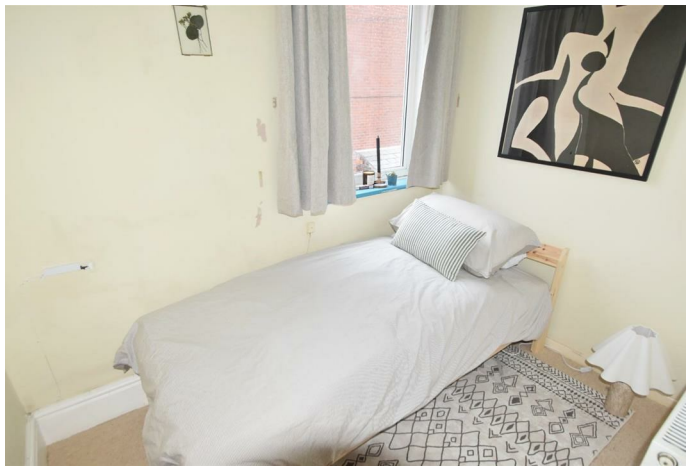








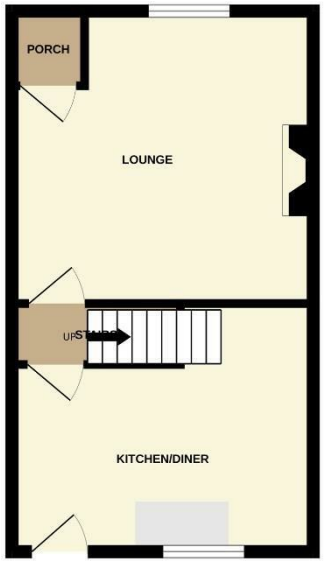








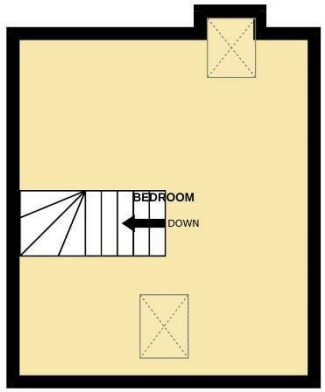
GROUND FLOOR
328 sq.ft. (30.5 sq.m.) approx.



1ST FLOOR
331 sq.ft. (30.7 sq.m.) approx.



2ND FLOOR
217 sq.ft. (20.2 sq.m.) approx.



TOTAL FLOOR AREA : 876 sq.ft. (81.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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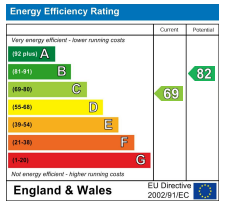

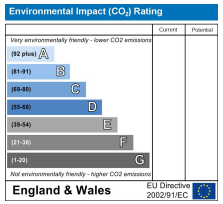

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