



## 31 Hulton Street

Failsworth, Manchester, M35 0AZ

**£895 Per Month**



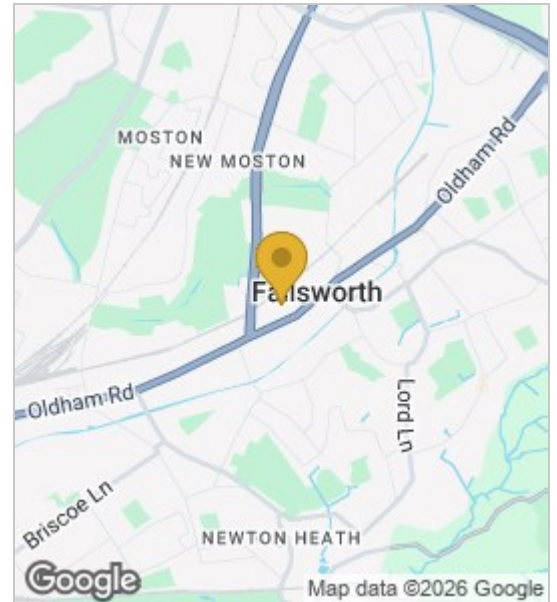
**\*\*\*NEWLY REFURBISHED\*\*\*CENTRAL LOCATION\*\*\*CLOSE TO METROLINK\*\*\* Cousins Estate Agents are please to present to the market to rent this two bedroomed spacious mid terraced property located on a no through road for vehicles in the popular Failsworth area. Briefly comprising of entrance hallway, lounge, kitchen, two double bedrooms and family bathroom. Externally there are front and rear gardens.**

Located just a few miles outside of Manchester, the property is within easy reach of the city centre with excellent commuter links nearby including the adjacent A62 providing a direct road link with the nearby Metrolink station affording an easy public transport route. There are plenty of local amenities nearby including local shops/supermarkets with well-regarded schools within 1 mile.

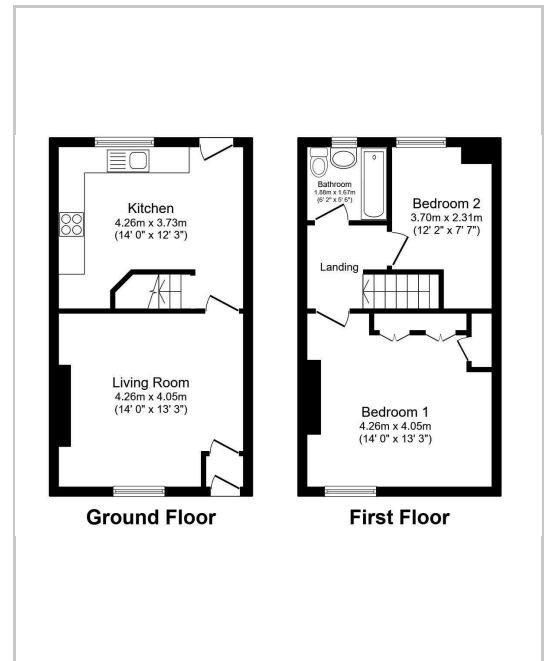


- Vestibule**
- Living Room**
- Kitchen/Diner**
- Rear Porch**
- Front Bedroom**
- Back Bedroom**
- Bathroom**

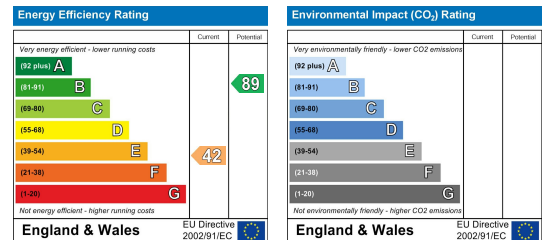
## Area Map



## Floor Plans



## Energy Efficiency Graph



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.

