



£950 Per Month

25A North Croft, Atherton, Manchester, M46 0SW

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Welcome to this charming terraced house located in the desirable area of North Croft, Atherton, Manchester. Built in 2007, this property has been thoughtfully refurbished to offer a modern and comfortable living space, perfect for individuals or small families.

As you enter, you are greeted by a spacious open-plan living area that seamlessly combines style and functionality. This generous space is ideal for both relaxation and entertaining, providing a warm and inviting atmosphere. The contemporary kitchen is equipped with modern fittings, making it a joy to prepare meals and entertain guests.

The property boasts two well-proportioned bedrooms, each designed to provide a peaceful retreat at the end of the day. The modern bathroom is tastefully finished, ensuring a pleasant experience for all residents. Additionally, the convenience of a downstairs WC adds to the practicality of this home.

Front Of House

Down Stairs W/C

Living Area

Kitchen

Bathroom

Bedroom 1

Bedroom 2

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

| Energy Efficiency Rating | | Current | Potential |
|--------------------------|---|---------|-----------|
| 92-100 | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Very energy efficient - lower running costs
Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC