



**52 MELVERLEY ROAD
MANCHESTER, M9 0PG**

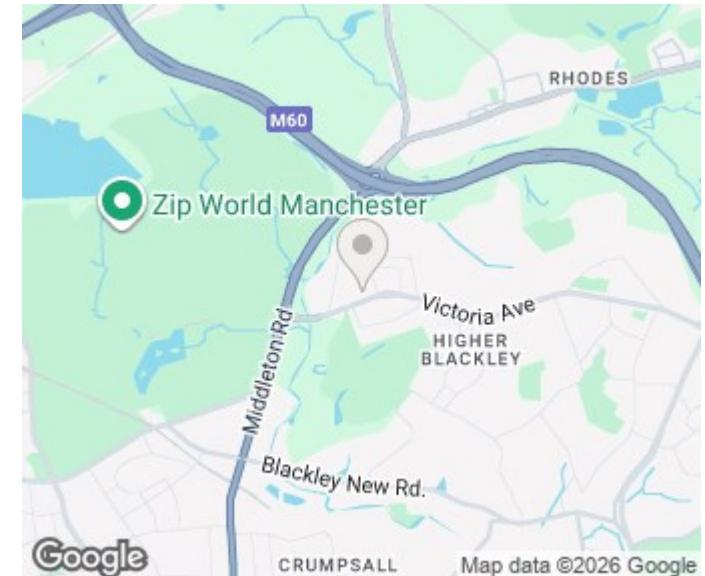
£1,100 PER MONTH

This delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The house features a well-appointed bathroom, ensuring that all your daily needs are met with ease. The shared driveway allows for parking of two vehicles, providing added convenience for residents. The back garden is a lovely outdoor space, perfect for enjoying sunny days or hosting gatherings with family and friends.

Situated close to local transport links, this property offers excellent connectivity to the wider Manchester area, making commuting a breeze. Whether you are heading to work or exploring the vibrant city, you will find that everything you need is within easy reach.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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