



## GASKELL STREET, FAILSWORTH, MANCHESTER

**£950 PCM**

Eric Clarke are delighted to present to you a two bedroom garden fronted mid terraced property in Newton Heath situated within easy reach of local amenities. The property has been fully refurbished and would make an ideal home.  
Rent £950 Security Deposit £1096

- 2 Bedrooms
- 2 Reception Rooms
- An attractive terraced house
- Available now
- Recently renovated
- UTILITY ROOM

Eric Clarke are delighted to present to you a two bedroom garden fronted mid terraced property in Newton Heath situated within easy reach of local amenities. The property has been fully refurbished and would make an ideal home. Within easy reach of the Etihad Stadium, Walmart Supercentre and Manchester City Centre.

The property comprises of an entrance door to hallway, lounge, dining room, kitchen and utility room to the ground floor. To the first floor, there are two double bedrooms and a bathroom. The property is gas centrally heated. Externally there is a walled front garden and enclosed rear yard.

Rent £950 PCM, Deposit £1096 HD £206

Please note, a homeowner guarantor will be required for all applicants.

Council Tax Band: A (Manchester Council)

Deposit: £1,096

Holding Deposit: £219





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£950 PCM



Total area: approx. 88.5 sq. metres (952.9 sq. feet)  
31 Gaskell Street, Newton Heath, Manchester

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		52	76
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.