



5 KINGS CLOSE MANCHESTER, M18 8TB

£1,550 PER MONTH

Welcome to this charming semi-detached house located on Kings Close in Manchester. This delightful property boasts three well-proportioned bedrooms, making it an ideal home for families or professionals seeking extra space. The house features a comfortable reception room, perfect for relaxing or entertaining guests, and a well-appointed bathroom to cater to your daily needs.

Spanning an area of 820 square feet, this home offers a practical layout that maximises space and functionality. Built in 1960, the property retains a sense of character while providing the modern conveniences expected in today's living.

Situated in a friendly neighbourhood, Kings Close is conveniently located, providing easy access to local amenities, schools, and transport links, ensuring that you are well-connected to the vibrant city of Manchester.





JACOB KNIGHT

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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 85 |
| (81-91) | B | | |
| (69-80) | C | | 68 |
| (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

Levenshulme
902 Stockport Road
Levenshulme
Greater Manchester
M19 3AD

0161 660 0993.
info@jacobknight.com
<https://jacobknight.com/>

