



17 Thorn Grove, Fallowfield, Manchester, M14 6YJ

mosley jarman &

17 Thorn Grove, Fallowfield, Manchester, M14 6YJ

£1,100 Per Calendar Month

- Well-appointed middle-terrace home
- Sought after location
- Kitchen complete with appliances
- Bathroom with shower unit
- Through living room/dining room
- Two bedrooms
- Private courtyard style garden to the rear
- Gas central heating & double-glazing
- EPC rating C
- Council Tax band: A (Manchester City Council)



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Enjoying a sought after location, this FURNISHED middle-terrace home provides well-appointed accommodation and would make an ideal home. Providing well-appointed accommodation, which is arranged over two levels a viewing of the property will briefly reveal: an open plan through living room/dining room, which leads through to a modern fitted kitchen. On the first floor you'll find two bedrooms and modern fitted bathroom with shower unit over the bath. Gas central heating and double-glazing. To the rear is a private courtyard style garden. NO PETS. FURNISHED. AVAILABLE: 5th AUGUST 2024

IMPORTANT INFORMATION

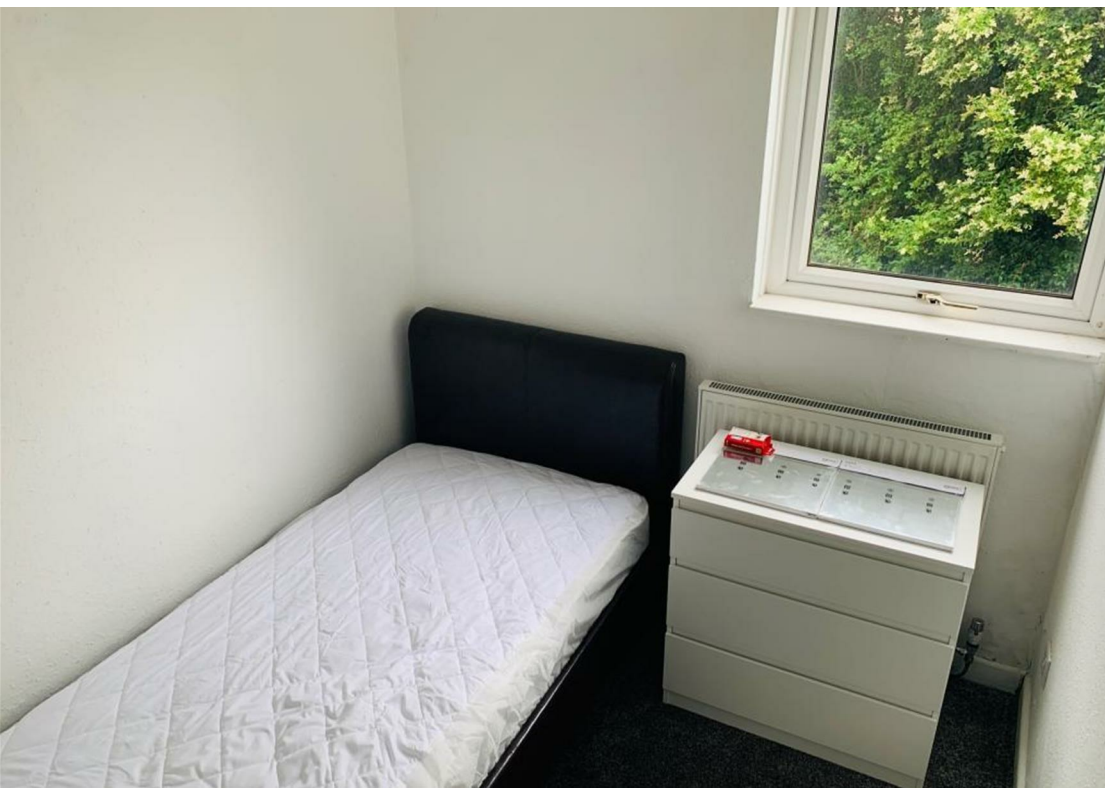
Parking - On road parking

Heating - Gas central heating

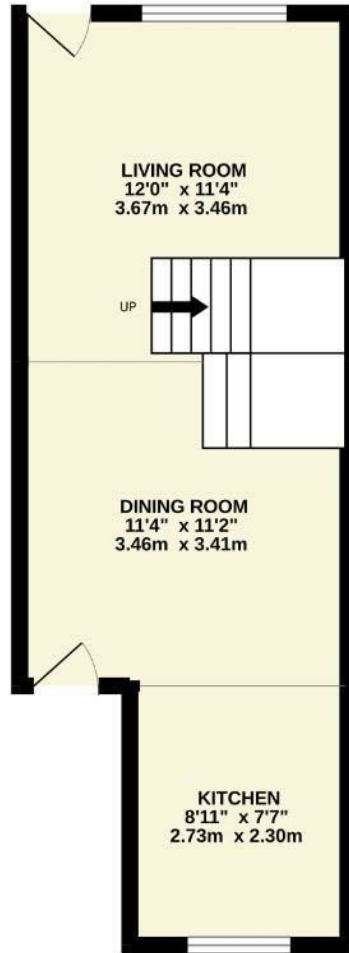
Mains services - Gas, Electric and Water

Broadband providers - Openreach, Virgin Media and Brsk. You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for EE and Three

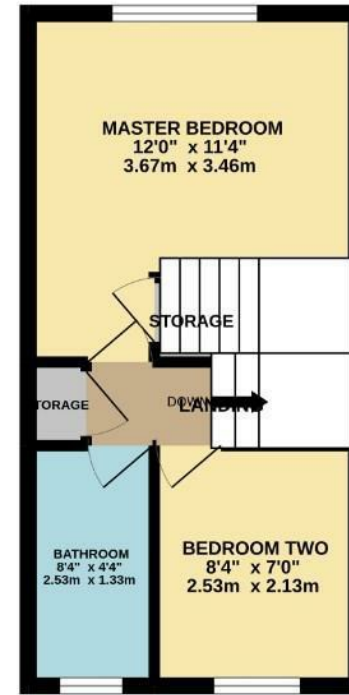
Mobile providers - 'Likely providers' are EE, O2 and Vodaphone



GROUND FLOOR
331 sq.ft. (30.8 sq.m.) approx.



1ST FLOOR
264 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA : 595 sq ft. (55.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY MISDESCRIPTION ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. the buyer is advised to obtain verification from his or her Professional Buyer. References to the tenure of the proeprty are baed on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

