



71 Cavendish Road, West Didsbury, Manchester, M20 1JG

mosley jarman

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£2,950 Per Calendar Month

- Heating - Gas central heating. Underfloor heating, each room thermostatically controlled
- Mains - Gas, electric, water, and drains
- Council Tax band - To be assessed (Manchester City Council)
- EPC rating - B (90/90)
- Flood Risk - Low Risk (Surface water)**
- Parking - Three allocated parking spaces (one with an EV charger). Spaces on right hand side as you enter through the gates
- Garden - A 50% share of the garden upkeep to the front and for the property will be payable
- Broadband providers - Openreach. You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for, EE & Three*
- Mobile providers- Mobile coverage at the property available with limited coverage* with EE, Three, O2, and Vodafone
- * Information provided by Ofcom checker and isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to rent. ** Information provided by GOV.UK





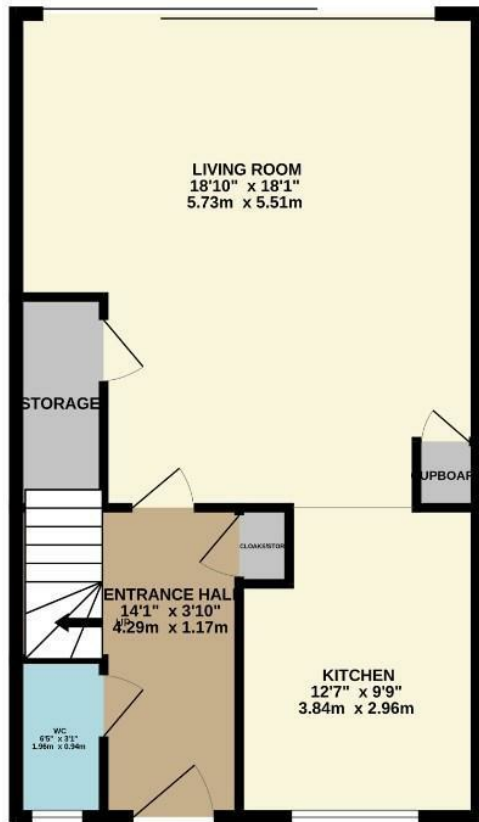
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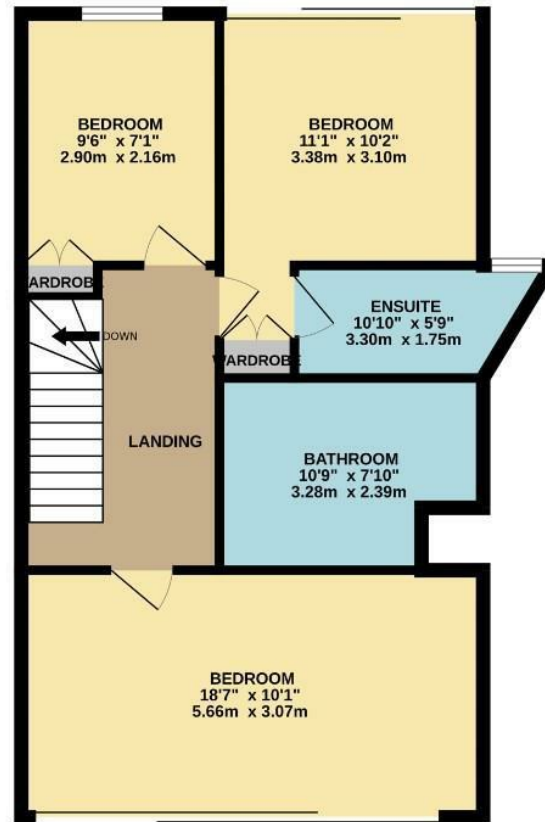
BRAND NEW BUILD.....Set back from Cavendish Road and nestled behind electric gates, this brand new home has been finished to the highest of standards. Situated in a highly sought after location, a short walk from the centre of West Didsbury, this semi-detached is arranged over three levels and enjoys a private roof terrace. Solar panels have been fitted on the roof to assist the heating of the hot water. The kitchen comes with quality units and integrated Bosch appliances (hob, double-oven, fridge, freezer, washing machine and dishwasher). The bathrooms are all fitted with Porcelanosa suites. Large picture windows to both the front and rear elevations provide light and airy accommodation, and on the second floor, there is a roof terrace to the rear and balcony off the front bedroom. Inside the gates, there is a gravel driveway, where there are three allocated parking spaces, one of which has an EV charger. The rear/side gardens are fully enclosed with patio and lawn areas. UNFURNISHED. AVAILABLE: IMMEDIATELY



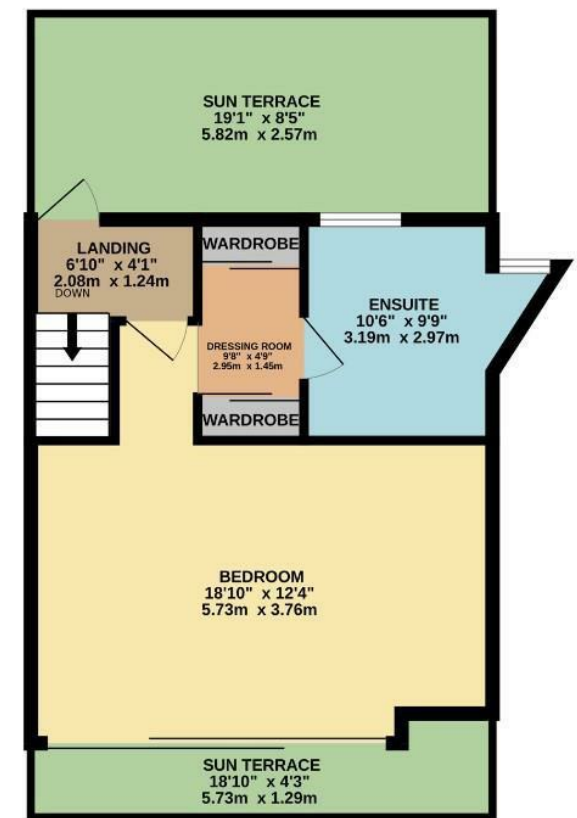
GROUND FLOOR
615 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR
615 sq.ft. (57.1 sq.m.) approx.



2ND FLOOR
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA: 1632 sq.ft. (151.7 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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