



23 Vicker Grove, Manchester, M20 1LJ

mosley jarman

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£1,495 Per Calendar Month

- Parking - Off road parking to the front for two/three cars
- Heating - Gas central heating
- Mains - Gas, electric, water and drainage
- EPC rating - D (61/88)
- Council Tax band - B (Manchester).
- **Flood Risk - There is a very low flood risk for this property.
- *Broadband - Openreach, Brsk, and Virgin Media. You may be able to obtain broadband service from these Fixed Wireless Access providers covering your area. EE
- *Mobile - Likely coverage by EE, Vodafone, Three, and O2.
- * 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 renting the property. ** Information provided by GOV.UK





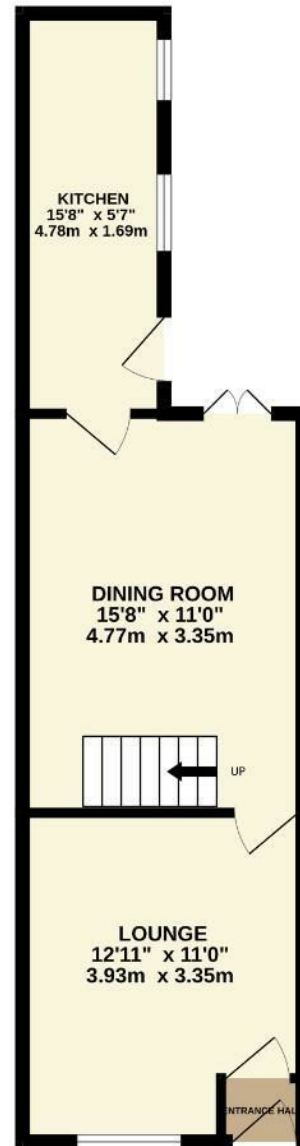
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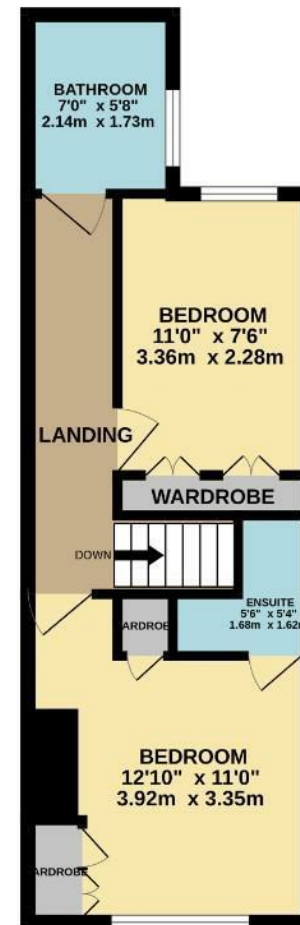
A deceptively spacious middle-terrace home enjoying a fabulous position within West Didsbury village with its array of shops, bars and restaurant's. An internal inspection will briefly reveal the accommodation which is arranged over two levels. Entrance vestibule, which leads in to a front lounge. To the rear is a separate dining room with French doors leading out to a private rear courtyard style garden. A fitted kitchen is provided which includes appliances. On the first floor a landing provides access to a main double bedroom to the front with ensuite shower room. There is also a second double bedroom to the rear and modern fitted second bathroom. Gas central heating. PART-FURNISHED. AVAILABLE: 15th November 2025



GROUND FLOOR
401 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR
346 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 747 sq.ft. (69.4 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.

