

Flixton Road, Legwood Court, Manchester M41 5BQ

£125 PCM





## **DIRECTIONS**

## CONTACT

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## Energy Efficiency Rating Very energy efficient - lower running cods (92 plus) A (8191) B (98-80) C (155-85) D (138-41) E (21-38) F (1-26) G Not energy efficient - higher running cods EU Directive England & Wales

Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.