



*jordan fishwick*

44 Cromwell Avenue, M16 0BQ  
Guide Price £1,495 Per Calendar Month





## Cromwell Avenue Whalley Range M16 0BQ

£1,495 Per Calendar Month




### The Property

\*\*\*AVAILABLE SEPTEMBER \*\*\* We are delighted to bring back to the market this well presented, large terrace property conveniently placed for local amenities, Chorlton centre and Transport links. The property offers well-proportioned and spacious accommodation. In brief Entrance hall, Lounge, Dining room, Kitchen with all appliances. To the first floor there are three double bedrooms all with ornamental fireplaces, Bathroom with a three piece suite with over bath shower. Gas central heating, double glazing and a security system are all installed. To the rear there is an enclosed court yard garden. Viewing of this property is highly recommended offered as furnished.

\*\*\*\*\* To arrange a viewing please call 0161 393 7539 \*\*\*\*\*

- Council Tax Band A - EPC
- 3 Bedroom Terrace
- Modern Bathroom
- Courtyard Garden
- 2 Reception Rooms
- Part furnished
- Available September



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	65	69
England & Wales		EU Directive 2002/91/EC 





These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

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