



**ASPIRE** RESIDENTIAL

Service | Expertise | Accountability



Kylemore Way, Manchester

£1,450 Per Month



Council Tax Band: B

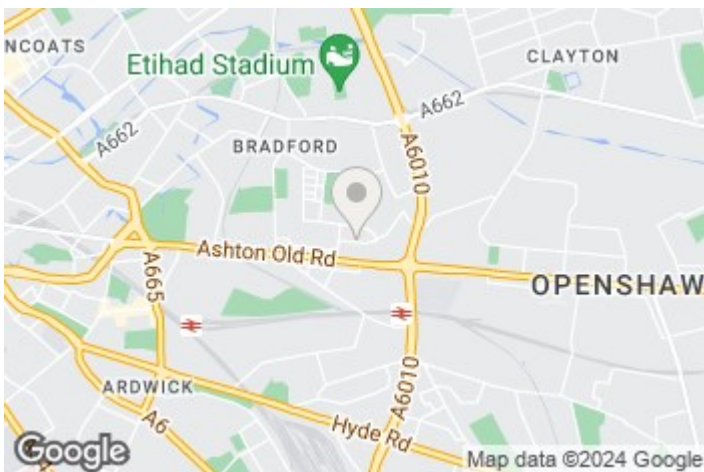


- Stunning Semi Detached Home
- Fully Furnished
- Close to Manchester City Centre
- No Pets Allowed
- Gas Central heating throughout

- Two Bedrooms
- Driveway and on street parking
- 12 Month Tenancy Agreement
- Excellent Public Transport Links nearby
- \*Available to move in 16th September







### EPC Rating:

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Aspire Residential | Liverpool**

Park Central  
11a Jesse Hartley Way  
Liverpool  
L3 0AY

Telephone: 0151 203 5000

Email: [liverpool@aspireresidential.co.uk](mailto:liverpool@aspireresidential.co.uk)



Aspire Residential is a trading name of Aspire Residential (North) Limited, a Company Incorporated and Registered in England and Wales with Company Number 12658947 and VAT Number 381231616 and whose registered office address is Park Central, 11a Jesse Hartley Way, Liverpool, L3 0AY.

**IMPORTANT NOTICE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.