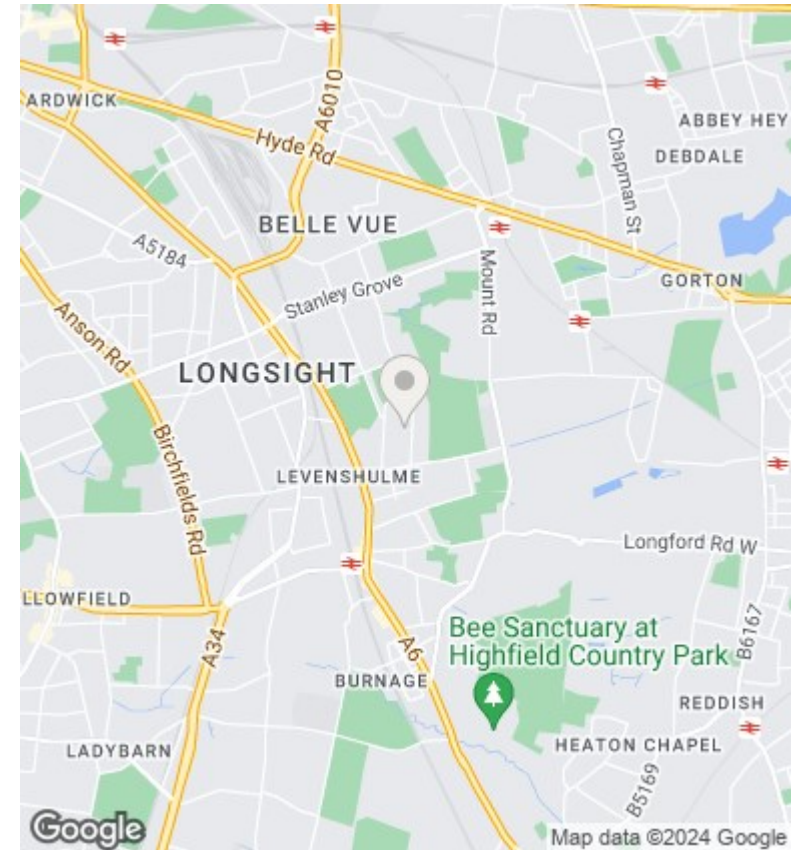
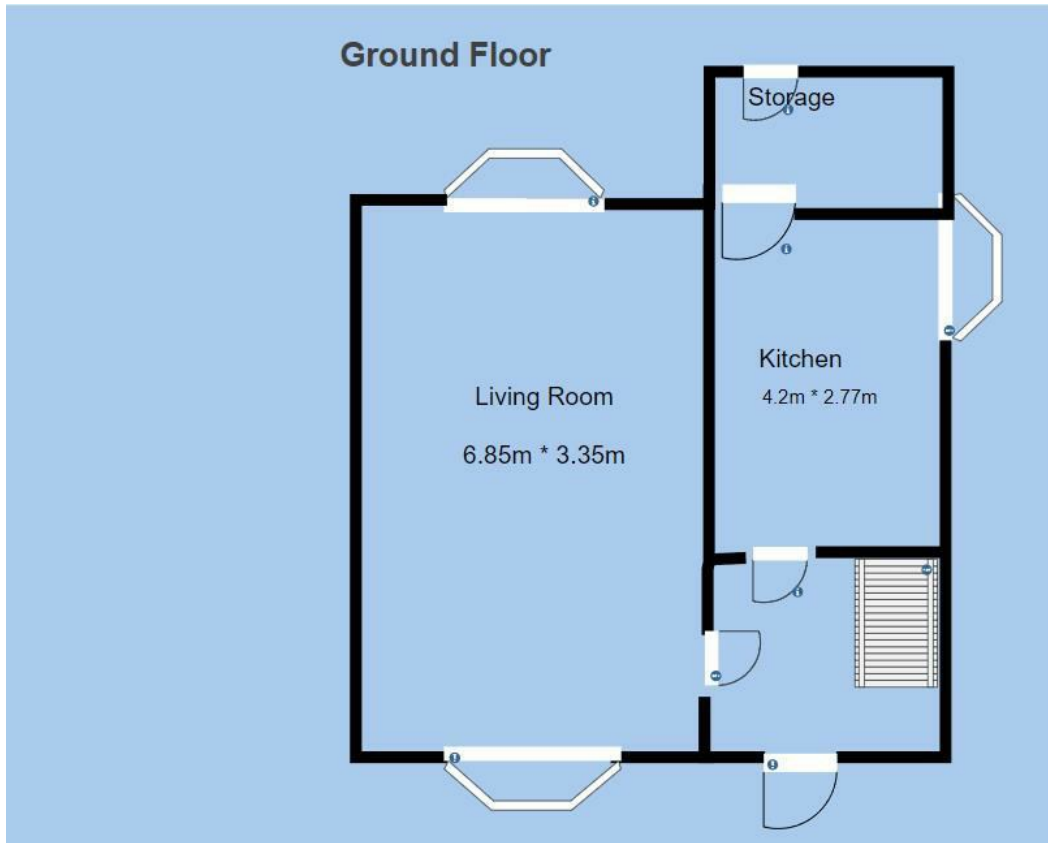




## 7 Sutcliffe Avenue, Manchester, M12 5TN

Offers Over £220,000

- Three bedroom semi-detached
- 3 Large Bedrooms
- Close to Manchester city centre
- No chain
- In a sought-after area of Longsight
- Modern Family Bathroom
- Close to motorway, amenities and transport links
- Spacious Reception Room
- Large rear Garden
- currently tenanted



## Directions

## Viewings

Viewings by arrangement only. Call 0161 804 3480 to make an appointment.

## Council Tax Band

B

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	