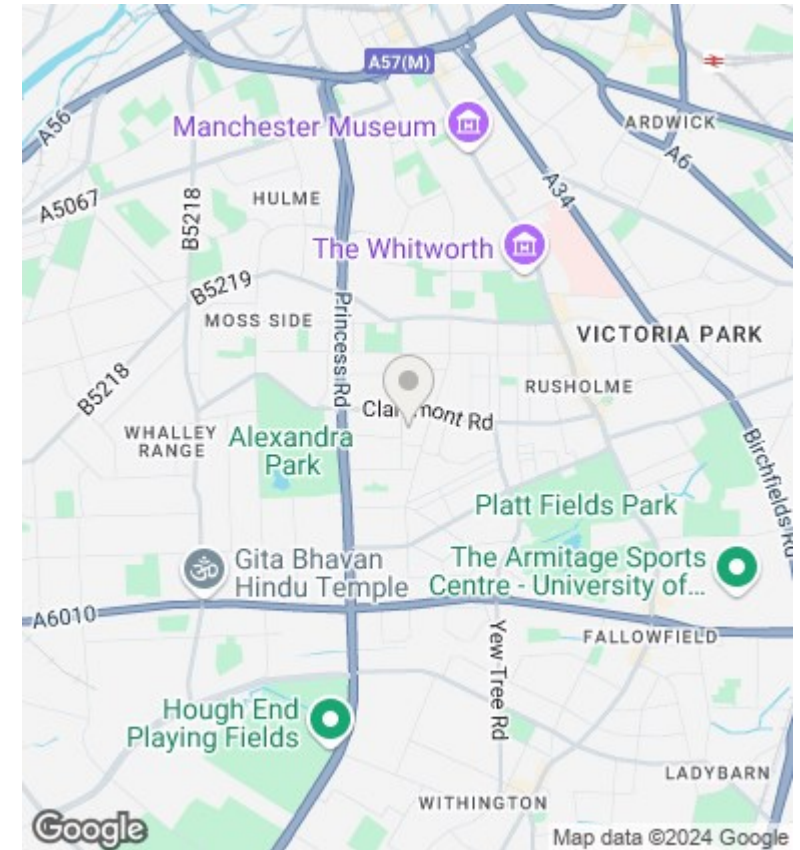
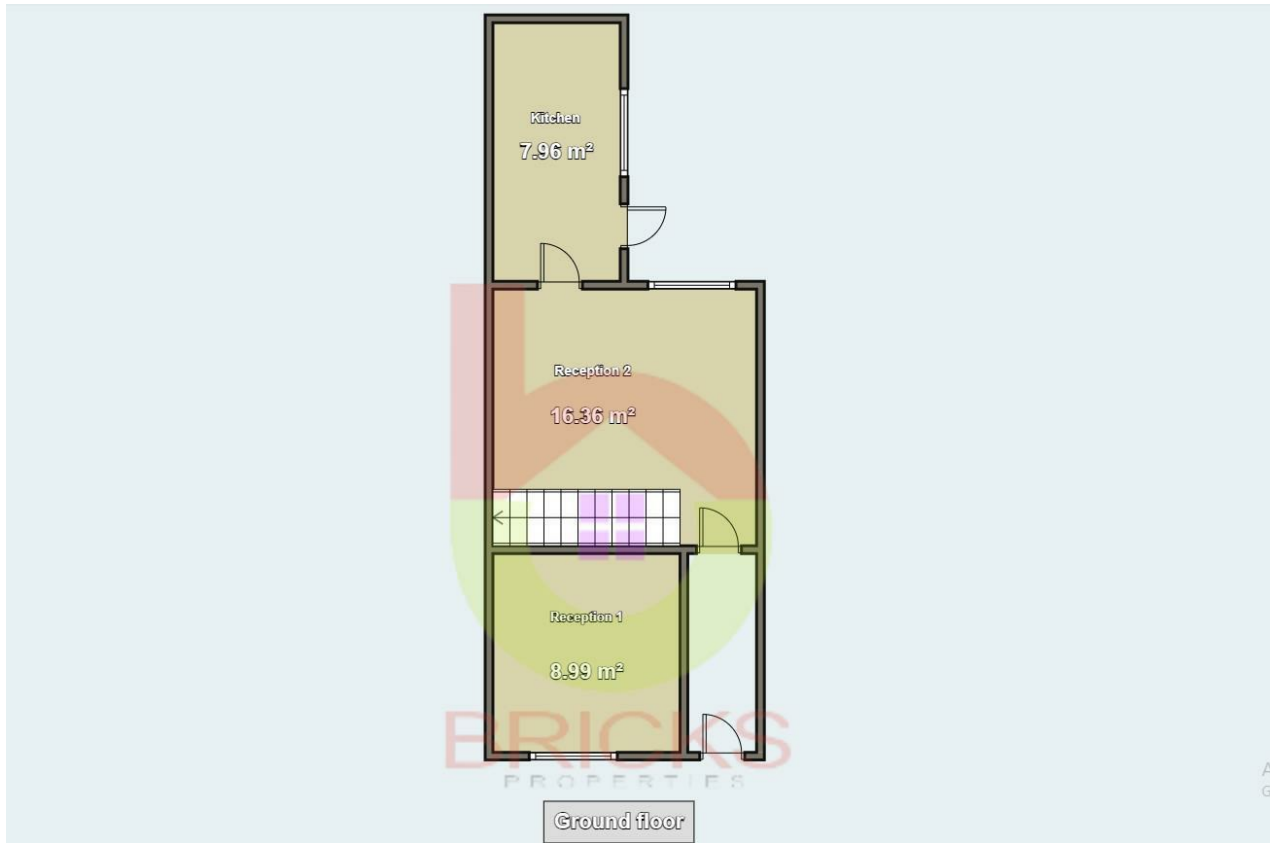




## 38 Cranswick Street, Manchester, M14 7JA

Price Guide £130,000

- Two Spacious reception rooms
- Two Large Bedrooms
- Popular area of Rusholme and Curry Mile
- Close to Parkway business centre and William Hulme's Grammar School
- Needs full refurbishment
- Great Rental value area
- Close to Manchester City Centre
- Extended kitchen
- Ideal investment opportunity
- Close to motorway, amenities and transport links



## Directions

## Viewings

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

## Council Tax Band

B

## EPC Rating:

F

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	32	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	