



71 EAST ROAD MANCHESTER

£1,195 Per

Nestled in the heart of East Road, Longsight, Manchester, this charming ground floor apartment is a true gem waiting to be discovered. Boasting 2 bedrooms and 2 bathrooms, this property offers a perfect blend of comfort and convenience.

Situated on the border of the lively Levenshulme and Longsight communities, this apartment provides a peaceful retreat while being just a stone's throw away from the vibrant city life. The shared rear yard with seating is an ideal spot to unwind and soak up the evening sun, making it a delightful space for relaxation.

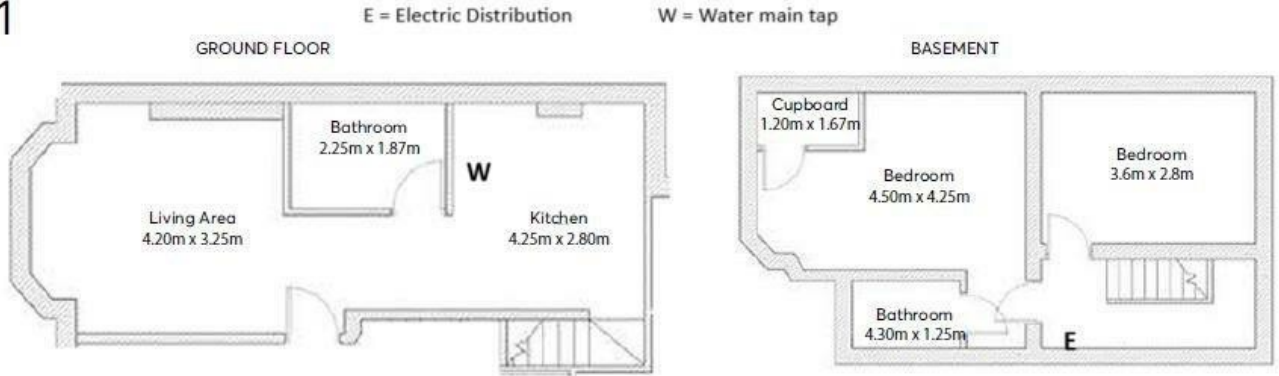
Opposite the apartment lies the picturesque Crowcroft Park, offering children's play areas and vast green spaces for leisurely strolls. With excellent transport links including the A6 strategic road route, the 192 Bus (24hr service), and Levenshulme train station, commuting to Manchester Centre or Stockport is a breeze.







FLAT 1



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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