



40 ELMSWORTH AVENUE MANCHESTER, M19 3NS

£1,450 PER MONTH

Welcome to this charming mid-terrace house located on Elmsworth Avenue in the vibrant city of Manchester. This delightful property, built in 1920, offers a perfect blend of character and modern living, making it an ideal home for families or professionals alike.

Spanning an impressive 915 square feet, the house features three well-proportioned bedrooms, providing ample space for relaxation and rest. The two reception rooms are versatile and can be used for entertaining guests, creating a cosy family environment, or even as a home office. The layout is designed to maximise comfort and functionality, ensuring that every corner of the home is utilised effectively.

The property includes a bathroom that caters to all your needs, and the overall design reflects a warm and inviting atmosphere. The council tax band A indicates that this home is not only charming





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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (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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