



3 Bed
House
located in

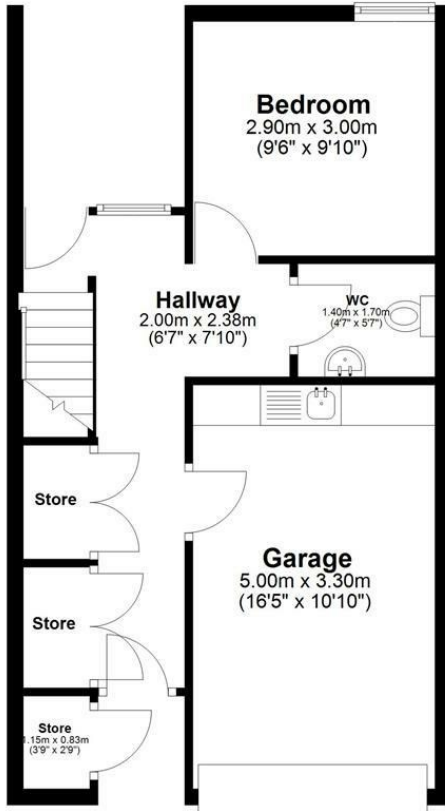
Offers in excess of
£525,000




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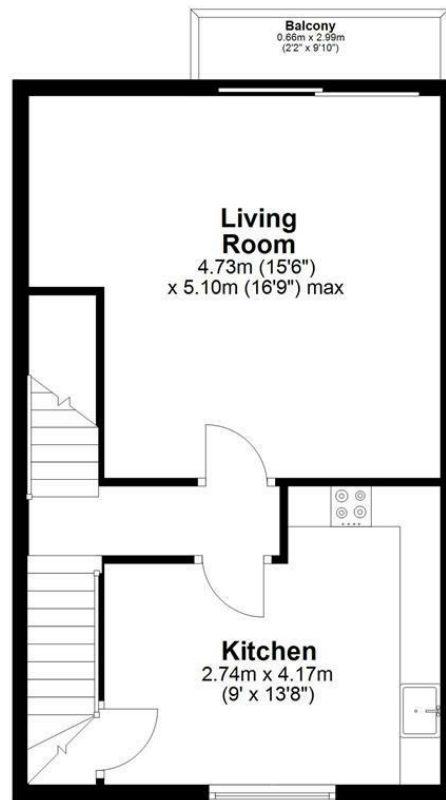
Ground Floor

Approx. 50.0 sq. metres (537.8 sq. feet)



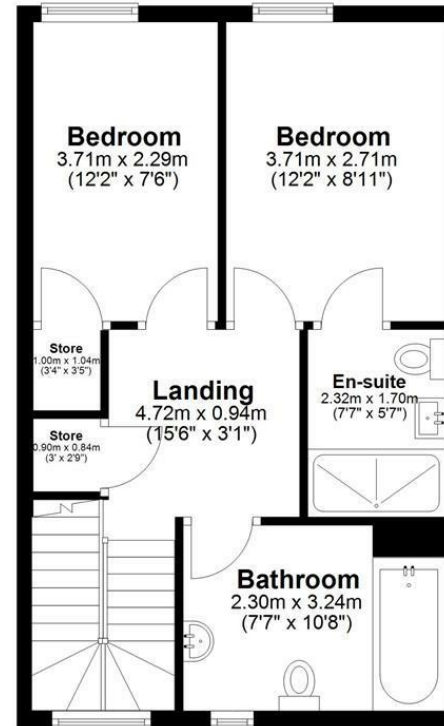
First Floor

Approx. 43.5 sq. metres (468.2 sq. feet)



Second Floor

Approx. 43.9 sq. metres (472.6 sq. feet)



Total area: approx. 137.4 sq. metres (1478.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

DIRECTIONS

Navigation Street boasts strong connectivity. The New Islington Metrolink stop is a 10-minute walk, offering direct trams (Blue/Navy Lines) into Manchester city centre and beyond. Manchester Piccadilly and Victoria stations are 7 and 10 minutes on foot, respectively, providing extensive rail services across the North West and national networks. Multiple bus routes, including 101, 17, 192, 216,

CONTACT

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