



Grove House, 35 Skerton Road, Manchester, M16 0TR

£219 Per Week

WE ARE DELIGHTED TO OFFER THIS MODERN ONE-BEDROOM APARTMENT IN GROVE HOUSE, LOCATED ON SKERTON ROAD IN OLD TRAFFORD, AVAILABLE FOR RENT IN EARLY MAY

This fully furnished flat features a spacious double bedroom, a sleek tiled bathroom, and a bright open-plan living and kitchen area equipped with integrated appliances.

Residents will enjoy the convenience of excellent transport links, with the Trafford Bar tram stop just a short walk away, providing easy access to Manchester city centre and local amenities.

FURNISHED
AVAILABLE NOW

- FULLY FURNISHED
- MODERN OPEN PLAN KITCHEN/LIVING AREA
- FITTED KITCHEN WITH WASHER/DRYER
- SPACIOUS DOUBLE BEDROOM
- TRAFFORD BAR TRAM STOP WITHIN WALKING DISTANCE
- EASY ACCESS FOR MANCHESTER CITY CENTRE
- CLOSE TO LOCAL SHOPS
- AVAILABLE NOW
- GROVE HOUSE M16
- 1ST FLOOR

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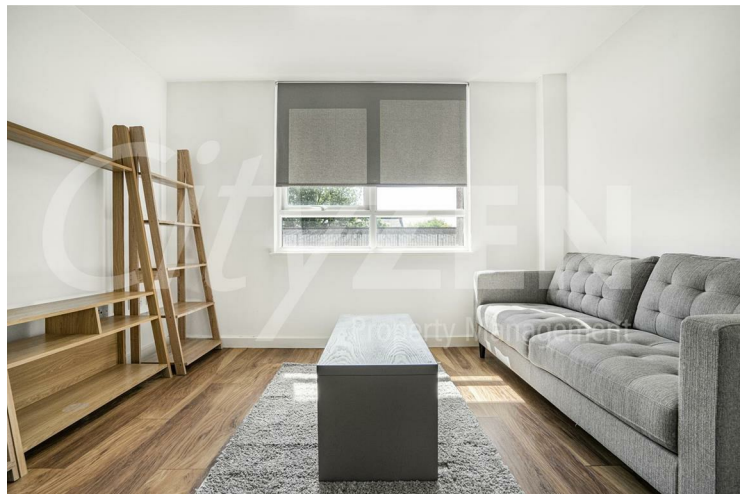
GROVE HOUSE



LOBBY



GROVE HOUSE



RECEPTION



GROVE HOUSE



BEDROOM

Grove House, 35 Skerton Road, Manchester, M16 0TR



KITCHEN



KITCHEN



GROVE HOUSE



RECEPTION



KITCHEN



SHOWER ROOM

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SHOWER ROOM



RECEPTION



BEDROOM



RECEPTION

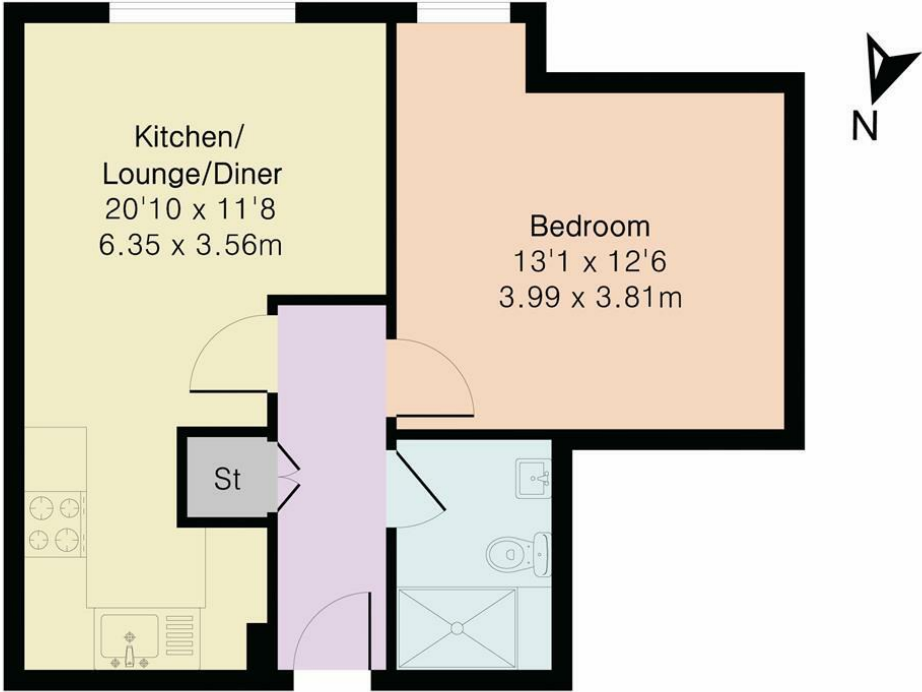


BEDROOM



RECEPTION

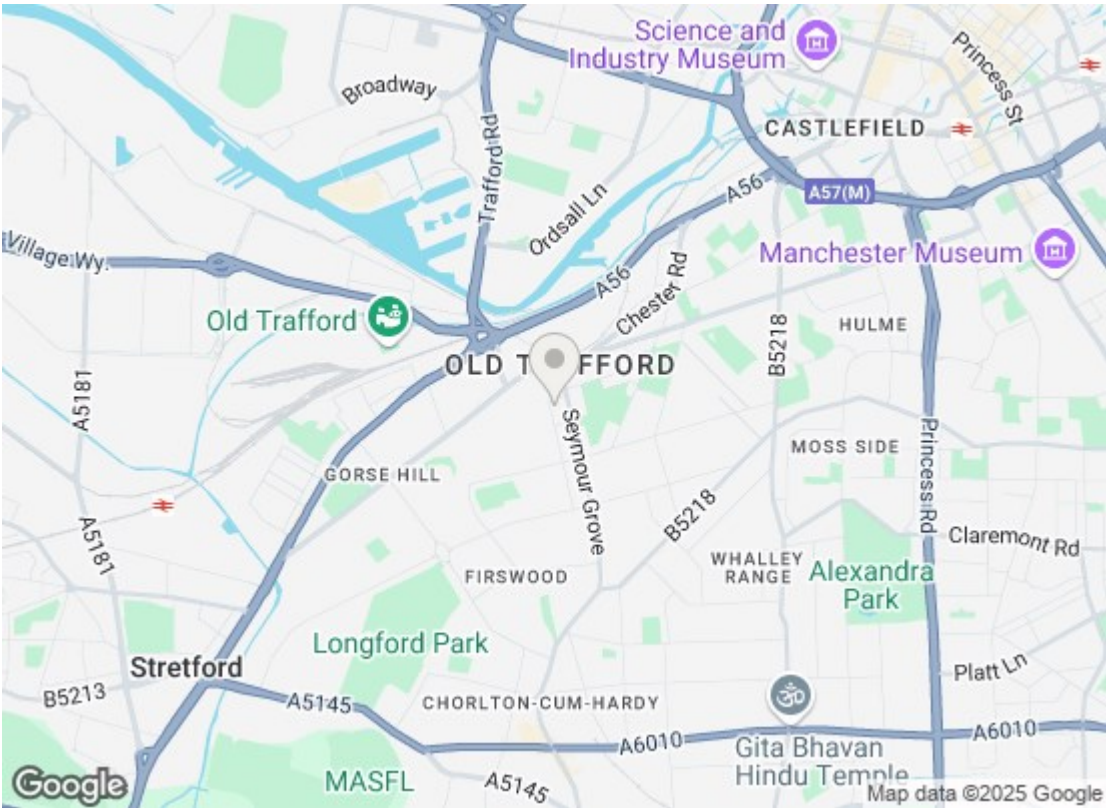
Approximate Gross Internal Area 434 sq ft - 40 sq m



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	77
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.