



jordan fishwick

Flat 7 159 Withington Road, M16 8RP
Guide Price £1,100 Per Calendar Month



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Manchester M16 8RP**
£1,100 Per Calendar Month

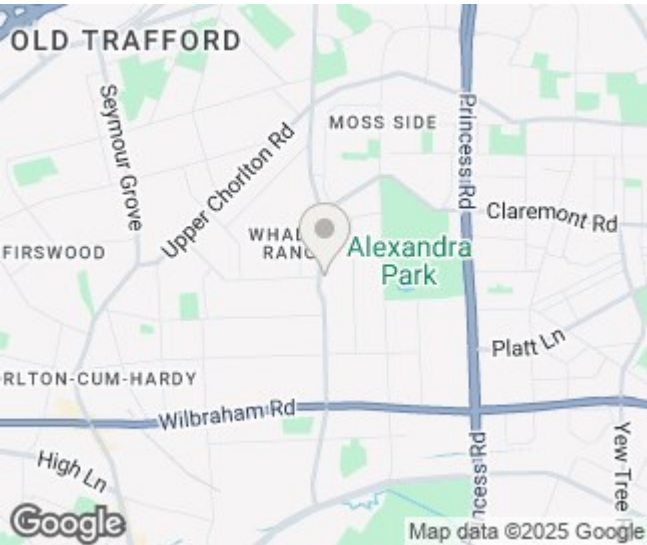


The Property

*** AVAILABLE NOVEMBER *** A second floor, two bedroom apartment located within this highly desirable purpose built complex. Close by to Whalley Range and Chorlton's amenities makes it ideally suited to a single occupant or couple. The accommodation comprises of living room, fully fitted kitchen, one generous double bedroom, with a second smaller room which could also be used as a home office. The bathroom is fitted with a three piece white suite and includes and over the bath shower. Available unfurnished - please specify at application. Unallocated on-site parking to the rear, subject to availability. On street parking available close by without the need for a permit from the council, at the time of writing. Contact our Didsbury office to arrange a viewing.

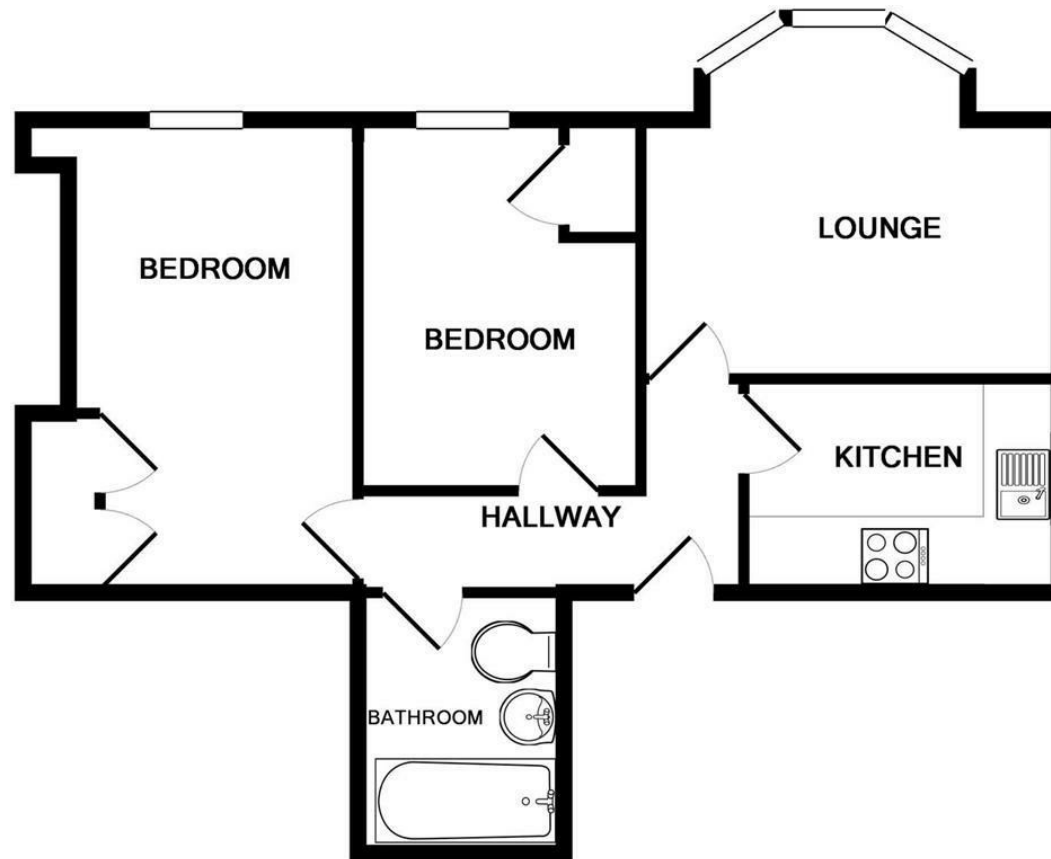
EPC Rating C // Council Tax Band A

- Available November
- Two Bedrooms
- One Double / Second Smaller Office Room
- Unfurnished
- Second Floor Apartment
- Ideal for Single Occupants or Couples
- Great Location of Whalley Range
- Secure On Site Parking
- Council Tax Band A
- EPC Rating C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(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	





TOTAL APPROX. FLOOR AREA 474 SQ.FT. (44.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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