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*Jordan fishwick  
lettings*

WITHINGTON

0161-438 2411

*Jordan fishwick*

11 Rippingham Road, Withington, M20 3FX

£2,254 Per Calendar Month





## Ripplingham Road Manchester M20 3FX

£2,254 Per Calendar Month



### The Property

View our Virtual Tour Here - <https://www.youtube.com/watch?v=5esOFHUycAs>


\*\*\* AVAILABLE 1st AUGUST 2024 \*\*\* £130.00 PPPW \*\*\* STUDENT PROPERTY \*\*\* BILLS PACKAGE AVAILABLE \*\*\* A large and attractive four double bedroom student property, located on a popular road conveniently positioned for Withington village and Universities making it ideal for students or professional sharers. The well-planned accommodation is spread over three floors and comprises briefly: entrance hall, bedroom, lounge, and kitchen. Whilst to the first floor there are two double bedrooms, and a large modern bathroom. To the top floor there is a another incredibly spacious double bedroom To the rear there is an enclosed courtyard, with built in bike storage. On street permit parking via the council. Fully Furnished. Some refurbishment still to do. To view please call Withington on 0161 438 2411.

EPC Rating - D



- Available 1st August 2024
- £130.00 PPPW
- Four Double Bedrooms
- Fully Furnished
- Located in the Heart of Withington
- Ideal for Students or Sharers
- Bills Package Available
- On Street Permit Parking
- Council Tax Band B
- EPC Rating D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Offices at Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington