



37 ADVENT WAY MANCHESTER, M4 7LQ

£1,495 PCM

Positioned within Manchester's most vibrant and up and coming area, Eastbank forms a gateway to one of the UK's most successful regeneration areas. The development is conveniently located just off Ancoats close to New Islington Metrolink and within a 10 minute walk to Piccadilly Station and the bohemian Northern Quarter. This mid mews house has a contemporary finish and briefly comprises: open plan lounge/dining room, fully integrated kitchen, two double bedrooms, two bathrooms and a balcony off the lounge. The property has TWO parking spaces as well as an internal garage. Fully Furnished. Available 27th of May 2025.

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TOTAL APPROX. FLOOR AREA 887 SQ.FT. (82.4 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.
Made with Metropix Q2013.



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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