

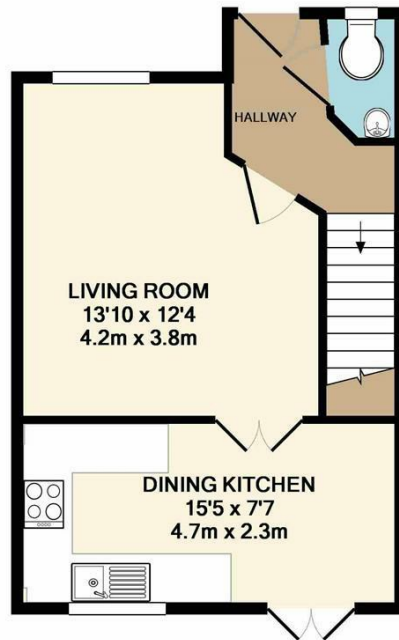


26 ACTONVILLE AVENUE
MANCHESTER, M22 9AN

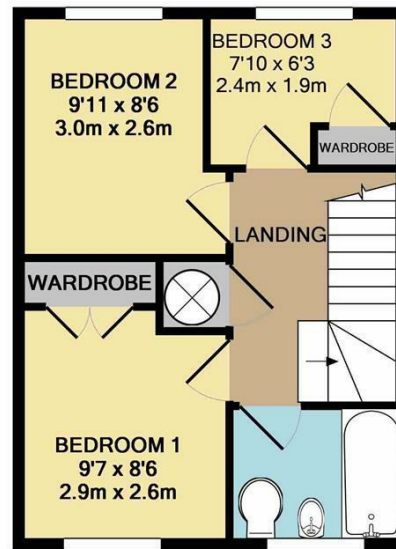
£1,350 PCM

A spacious modern 3 bedroom house comprising of, lounge, fitted kitchen, downstairs toilet, with a patio and private rear garden. Upstairs has a separate bathroom, 2 double bedrooms, and a small bedroom, ample off road parking, a short drive to motorway links/airport, ideal for access to Wythenshawe Town Centre with its array of shops & excellent bus services. Available 22nd July 2025.

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GROUND FLOOR
APPROX. FLOOR
AREA 349 SQ.FT.
(32.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 331 SQ.FT.
(30.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 680 SQ.FT. (63.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	65	
(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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