



Astoria Avenue | | Manchester | M40 2GB

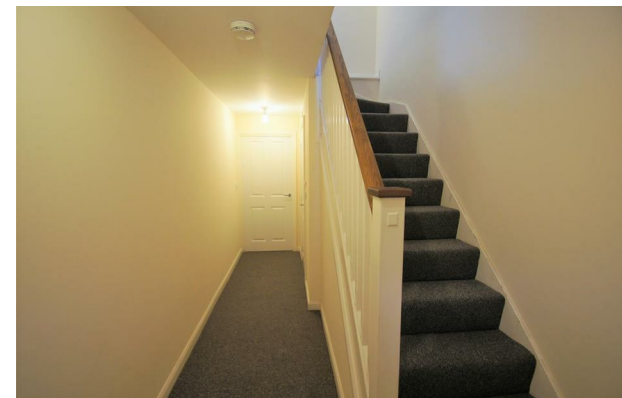
£1,300 PCM

The
**GOOD
ESTATE**
AGENCY

Astoria Avenue | Manchester | M40 2GB £1,300 PCM

3 BED, UNFURNISHED WITH PARKING. A spacious, modern, three bedroom terraced property over three levels in Newton Heath, Manchester. The property comprises; entrance hall, open plan living and dining room, fitted kitchen, cloakroom WC, stairs to 1st floor landing, second double bedroom, double bedroom and house bathroom, stairs to 2nd floor landing, master bedroom and en suite shower room. Further benefits are an enclosed rear garden, front driveway and garage. The property is warmed by gas central heating and has double glazing throughout. Located off Oldham Road, close to shops and supermarkets and only 3 miles from Manchester city centre.

- THREE DOUBLE BEDROOMS
- SPACIOUS LIVING & DINING ROOM
- FITTED KITCHEN
- HOUSE BATHROOM WITH SHOWER OVER BATH
- MASTER BEDROOM WITH EN SUITE SHOWER ROOM
- UNFURNISHED
- CLOAKROOM WC
- OFF ROAD PARKING
- GARAGE
- ENCLOSED REAR GARDEN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	76	
(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	

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