



Cape Street | Manchester | M20 3WA

£1,285 PCM

The
**GOOD
ESTATE**
AGENCY

Cape Street | Fallowfield Manchester | M20 3WA £1,285 PCM

NO DEPOSIT OPTION AVAILABLE 2 BED, FURNISHED WITH PARKING. A delightful two bedroom coach house located close to Wilmslow Road, Fallowfield. The property comprises: entrance porch, open plan living & dining room, separate fitted kitchen, stairs to first floor landing, two bedrooms and house bathroom with shower over bath, space saving stairs to loft storage area. Further benefits include patio and off road parking. Situated between Fallowfield and Withington, only a short walk to the main Wilmslow Road / Oxford Road bus route and convenient for all the many shops, supermarkets, bars and restaurants the area has to offer.

- TWO BEDROOMS
- FITTED KITCHEN
- SPACIOUS LIVING & DINING ROOM
- PATIO
- LOFT STORAGE
- COACH HOUSE
- FURNISHED
- HOUSE BATHROOM WITH SHOWER OVER BATH
- OFF ROAD PARKING
- LOCATED CLOSE TO WILMSLOW ROAD, FALLOWFIELD / WITHINGTON



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

68 Quay Street
Manchester
M3 3EJ
0161 513 2034
hello@thegea.co.uk
www.thegea.co.uk