



 **3**  
Bedrooms

 **2**  
Bathrooms



**\*\*Available 14.03.2022\*\*** C & R City are pleased to offer this 3 bedroom mid terraced house in Cheetwood, Manchester. The property offers a good size lounge complete with laminate flooring. A modern fitted kitchen is of a good size and boasts an integrated cooker and hob. In addition the kitchen offers a fridge freezer and washing machine. The ground floor also hosts a separate guest w.c. The first floor benefits from two double bedrooms and a single bedroom. The property is also being offered on a fully furnished basis.

Viewing highly recommended.

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**C & R PROPERTIES**  
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			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

