



## GARDEN HOUSE 114 HIGH STREET MANCHESTER, M4 1HQ

£159,995  
LEASEHOLD


Located in the vibrant heart of Manchester, this charming property on High Street offers a delightful living experience. With one well-appointed reception room, this space is perfect for both relaxation and entertaining guests. The bedroom is designed to provide a peaceful retreat, ensuring a restful night's sleep. The bathroom is modern and functional, catering to all your daily needs.

The location is a significant highlight, placing you within easy reach of Manchester's bustling amenities, including shops, restaurants, and cultural attractions. Whether you are a first-time buyer or looking for a rental opportunity, this property presents an excellent chance to immerse yourself in the lively atmosphere of the city.

This home is ideal for those seeking a blend of comfort and convenience in one of the UK's most dynamic urban environments. Don't miss the opportunity to make this property your own. Owner-occupier only.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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