



Three Large Double Bedrooms

Close to Local Shops and Public Transport

Fully Furnished Throughout

Central Location

One Family Bathroom and One Shower Room

Fully Fitted Kitchen Including White Goods



Southcombe Walk
Manchester, M15 5NX

Monthly Rental Of
£1,750

A spacious double bedroom that comes fully furnished with a desk, two seater sofa, wardrobes and chest of drawers. Access from the back door into bedroom gives it separate access.

Good size downstairs bathroom offers toilet, sink and shower. Ideal with downstairs bedroom gives private access.

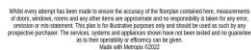
Second bedroom is also a spacious size that comes fully furnished. Includes a bed, desk, chest of drawers and wardrobes.

Large family bathroom that comes with bath and shower combined, sink and toilet.

Another spacious bedroom that comes fully furnished. Furniture includes a double bed and mattress, wardrobes, desk and chest of drawers.

The living room is a brilliant size with a high ceiling. Fully furnished again with an 'L' shaped sofa and a 6 seater dining set.

Large kitchen space offers a lot of room and storage space. Kitchen comes fully fitted and all whitegoods are included. Large Free Standing Fridge/Freezer & Washer/Dryer.



Energy performance certificate (EPC)

16, Southcombe Walk
MANCHESTER
M15 5NX

Energy rating

C

Valid until: 12 September 2029

Certificate number: 0656-2862-6018-9891-8701

Property type

Mid-terrace house

Total floor area

115 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)