



*jordan* fishwick

73 Metcombe Way, Beswick, M11 3BY  
£1,400 Per Calendar Month

**Metcombe Way Manchester  
M11 3BY**

**£1,400 Per Calendar Month**



### The Property

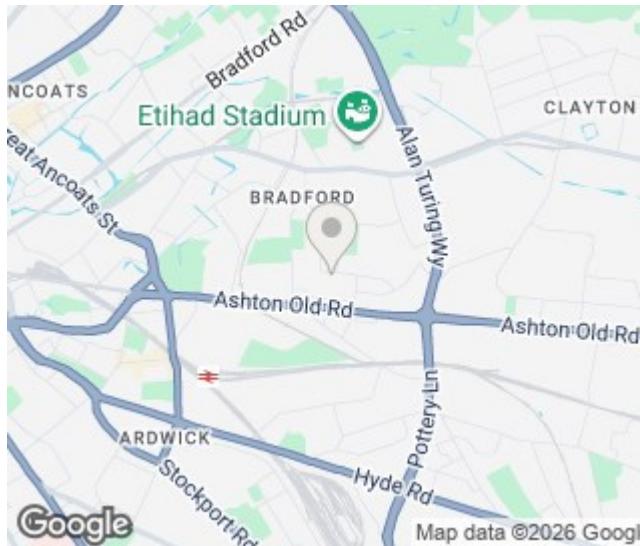
Available Late March. This modern three bedroom semi detached house (2 double bedrooms & an office/child's room) is located on a developed site in Beswick, just a short distance from Manchester City Centre. The property has lawned gardens to the front and rear, and a driveway offering off road parking. The house comprises of entrance hallway leading to kitchen/diner area with installed kitchen units, gas hob and electric oven. Patio doors leading to enclosed garden from the lounge. Upstairs there are two good sized double bedrooms and a further study/single bedroom. Contemporary family bathroom with shower. Alarm. FURNISHED. Council Tax Band B. EPC Rating B. NO PETS! GREAT FOR SMALL FAMILIES OR YOUNG COUPLES.

REPOSIT (Nil Deposit Option) Available on this property.

\*VIDEO OFFERS NOT ACCEPTED - PLEASE BOOK AN INPERSON VIEWING\*



- Available Late March
- 2 double bedroom & 1 single room
- Large Garden
- Semi-Detached House
- Council Tax Band B
- EPC Rating B
- Close to Sport City
- Driveway Parking



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		83
(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





These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

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