

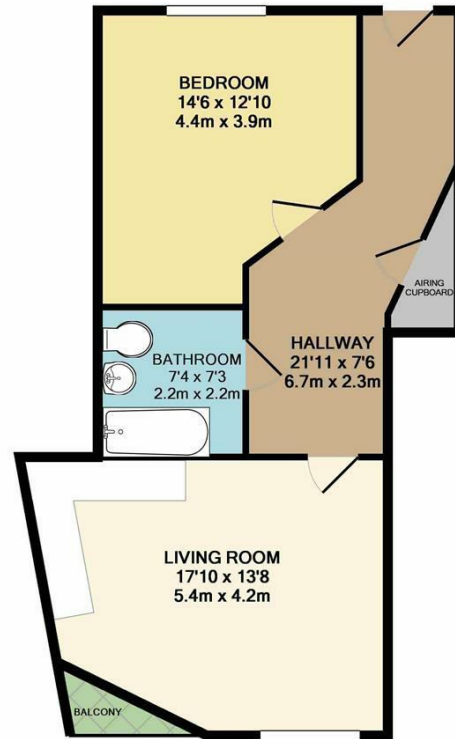


**13 SOUTHPOINT 12 LANE END ROAD  
MANCHESTER, M19 1TP**

**£1,050 PCM**

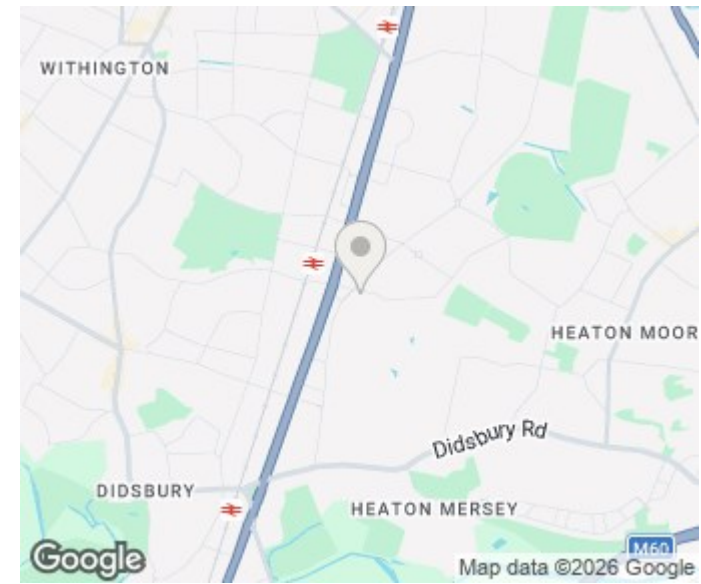
Newly redecorated and newly furnished! Located in the very popular Burnage area of Manchester and just a minute walk from the local Tesco Superstore with easy access to the A34 Kingsway which leads to the M56/M60 and Manchester Airport. The heart of Didsbury Village being only a 5 minute drive. The apartment is on the first floor and briefly comprises: entrance hall, spacious living room open to a luxury fitted kitchen, large double bedrooms, three piece shower room with walk in shower. Secure Parking Space. Fully furnished to a very high standard. Available 22nd April 2025

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TOTAL APPROX. FLOOR AREA 583 SQ.FT. (54.2 SQ.M.)

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 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	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		
<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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