



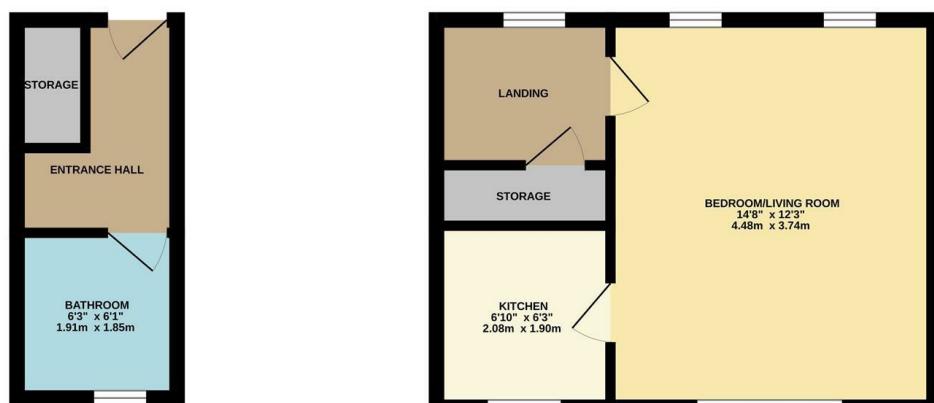
Jordan fishwick

12 DRAYFORD CLOSE MANCHESTER M23 0GF
PCM £850 PCM

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*** AVAILABLE MARCH *** Modern studio flat with Private Entrance. Situated within a popular residential area, close to Sale Moor village and only a stones throw away from the new Metro Link Station. This property comprises private entrance, modern bathroom with shower over bath, stairs leading to first floor, good size lounge and bedroom and fully fitted kitchen with appliances. Ample parking available. Offered on a Furnished basis. Call now to view.

GROUND FLOOR 1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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- ONE BEDROOM FLAT
- PRIVATE ENTRANCE
- FURNISHED
- CLOSE TO METROLINK
- CLOSE TO LOCAL SHOPS
- EPC RATING - C
- COUNCIL TAX BAND A
- PARKING

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC				EU Directive 2002/91/EC	
England & Wales				England & Wales	

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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