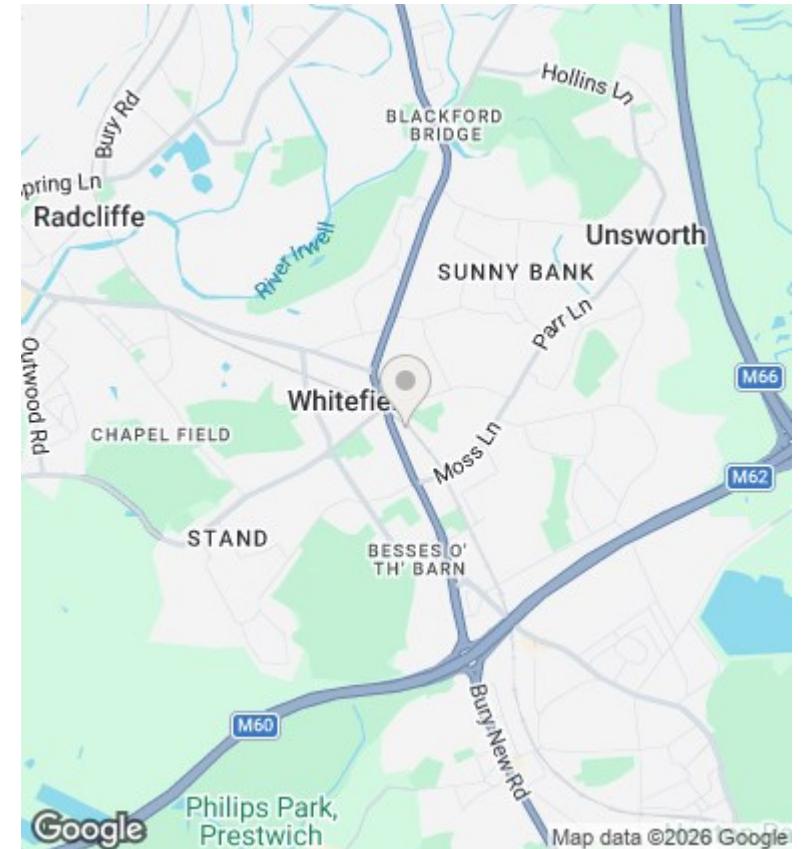




## 75 Nuttal Avenue, Whitefield, Manchester, M45 6QA

£1,495 Per Month

- 3 bed semi detached house available
- Well proportioned bedrooms
- Private Driveway
- Morrisons, Aldi are within 15 minutes walk away
- Good sized living room
- Modern Bathroom
- Converted Garage, Ideal for work from home
- Modern and well - lit kitchen
- Front and Rear Garden
- Excellent transport links. Tram Station is stone throw away



## Directions

### Viewings

Viewings by arrangement only. Call 0161 804 3480 to make an appointment.

### Council Tax Band

### EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		52
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		