



## 46 Wilson Road, Manchester, M9 8BG

£1,200 PCM

- Newly Refurbished Three-bedroom mid-terrace home
- New Howden fitted kitchen with dining area
- 0.6 miles from North Manchester General Hospital – ideal for NHS workers
- Available now through Bricks Properties – early viewing advised
- Well-presented and spacious house
- New Modern and stylish bath with spacious shower area
- Excellent transport links with easy access to Manchester city centre
- Generous living room
- Great location close to schools like Mount Carmel, shops, and amenities
- Superfast broadband available in area – perfect for remote work and streaming

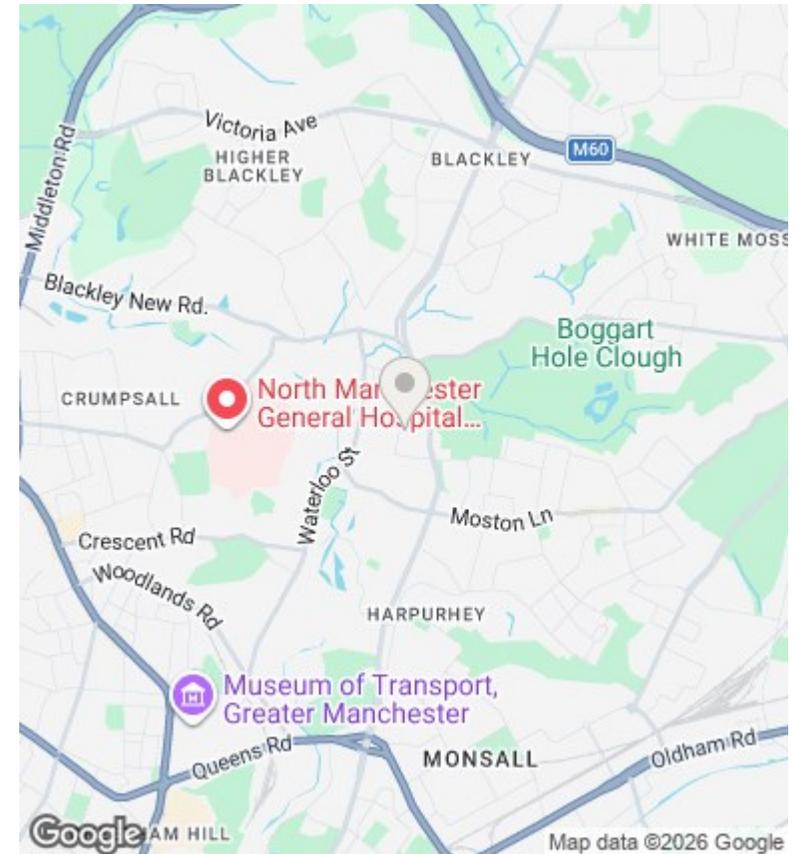
## Directions

## Viewings

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

## Council Tax Band

## EPC Rating:



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