



*jordan fishwick*

VICTORIA PARK  
Anson Road





## Anson Road, Victoria Park, M14 5BP

£900 Per Calendar Month



### The Property

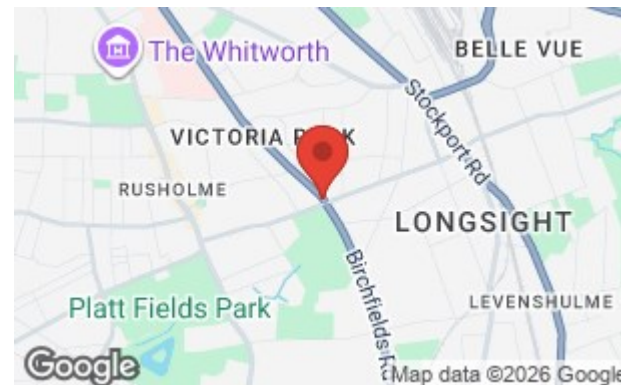
\*\*\* AVAILABLE FEBRUARY \*\*\* A modern one double bedroom first floor apartment of this purpose-built apartment block. The property is situated within walking distance into Longsight, Victoria Park, Rusholme and Birchfields. The property is situated within 50 meters of the celebrated Green Flag awarded Birchfields Park that features a children's play area, multi use games area, football pitch, fields suited to cricket, a skate park, and exercise equipment.. This property briefly comprises of hallway, modern fitted kitchen/diner with a range of base and eye level units, along with white goods, one double bedroom, three-piece bathroom suite with shower over bath. One unallocated parking space per apartment. Please note that permits are available to tenants so long as you live at the property but does not guarantee location or availability of a space and is only valid for the car parking of the property, and not the on-road parking. On street parking available without the need for a permit from the council, at the time of writing. Close to the main bus route (50) and cycle route to the MRI and city centre, as well as out to the Manchester Airport. If you are interested in this property, please contact our Didsbury office.

View our Virtual Tour Here - <https://youtu.be/J1uxdig3Hcg?si=U1QxwTrEZHVsaWCL>

EPC Rating - B // Council Tax Band - A

### Directions

M14 5BP





- Available February
- One Double Bedroom
- First Floor Apartment
- Ideal for Individuals or Couples
- Furnished
- Close to all Local Amenities
- Great Location
- Parking Available
- Council Tax Band A
- EPC Rating B

Postcode - M14 5BP

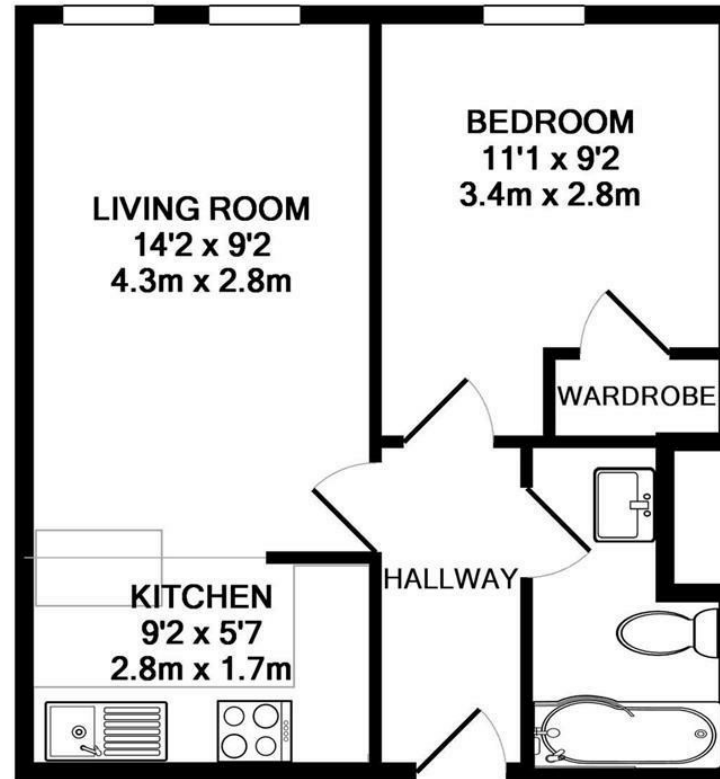
EPC Rating - B

Floor Area - 495.14 sq ft

Local Authority - Manchester

Council Tax - A





**TOTAL APPROX. FLOOR AREA 355 SQ.FT. (33.0 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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757-759 Wilmslow Road, Didsbury Village, Manchester

**0161 445 4480**

[didsbury@jordanfishwick.co.uk](mailto:didsbury@jordanfishwick.co.uk)  
[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)