



*Jordan fishwick*

32 Kingshill Road, M21 9FY  
Guide Price £1,750 Per Calendar Month



# Kingshill Road Manchester M21 9FY

£1,750 Per Calendar Month



## The Property


\*\*\*\* AVAILABLE MAY \*\*\*\* We are delighted to present to the market this beautifully presented 2 Bedroom Terrace. The property is situated in the Chorlton Green area with the ever popular Beech road with its many cafes, bars, boutique shops, highly regarded primary schools and Chorlton Ee's. The property is spacious and stylishly decorated to the highest standard.

This property will make the perfect home for a professional couple, individual. The property comprises of: entrance hall, bay fronted lounge, Dining room open plan to the kitchen with integrated appliances including Dishwasher, large under stair store cupboard. The the first floor there is a large modern bathroom with walk in shower as well as bath, two Double bedrooms with one featuring a spiral staircase leading to an additional loft room with sky light. To the rear of the property there is a courtyard garden the alleyway is Gated. Modern fob controlled alarm system.

\*\*\*\*\* To arrange a viewing please call 0161 860 444 \*\*\*\*\*

- Council tax Band B - EPC C
- Two Double Bedroom
- Loft Room
- Large Modern bathroom with walk in shower
- Unfurnished
- Stylishly decorated throughout
- Available May



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>70</b>	
(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 	





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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