



**MCDERMOTT & CO**  
THE PROPERTY AGENTS



**£695 PCM**

Flat 3, 43 Graver Lane, Manchester, M40 1GN

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Mcdermott & Co., offer to the rental market this flat which is situated in the attic of this Victorian style property converted into three flats. The flat is all electric and consists of Small entrance with door to lounge/bedroom, door to the newly fitted kitchen and door to the shower room. Ideal for a single person. The property has recently been re-decorated and had new flooring installed. AVAILABLE NOW, DSS CONSIDERED WITH GUARANTOR - PLEASE BE ADVISED THAT THE LIVING AND BEDROOM AREA ARE COMBINED THERE IS NO SEPARATE BEDROOM - LANDLORD IS LOOKING FOR A SINGLE MIDDLE AGED MALE PERSON ONLY.

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## Directions

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	49	

EU Directive 2002/91/EC

  

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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