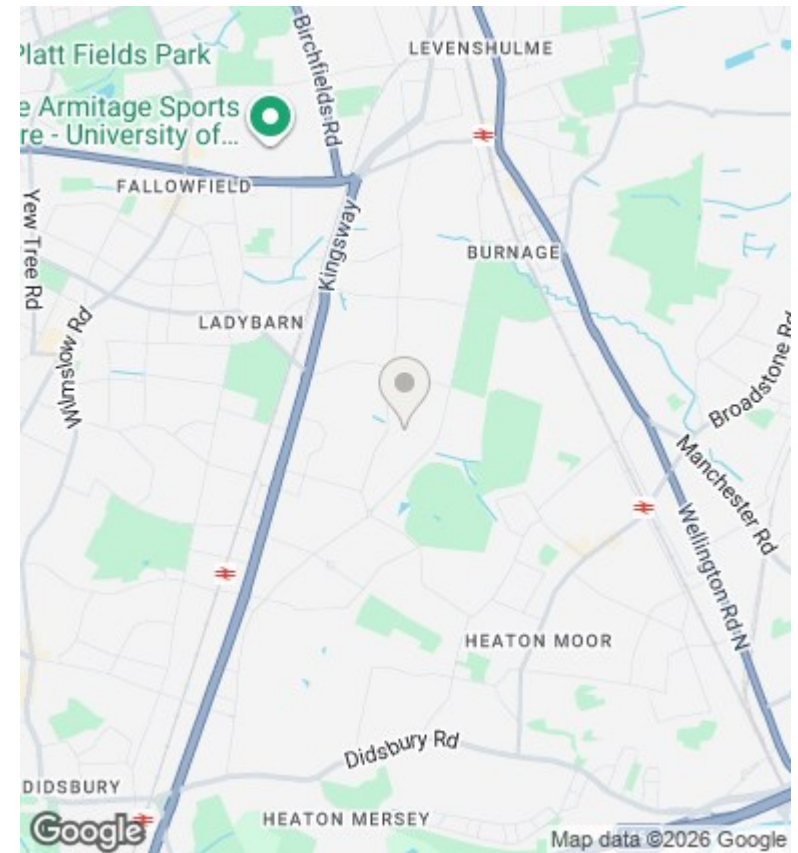




## 1 Westdean Crescent, Manchester, M19 1GB

£1,500 Per Calendar Month

- Large 3 bed - semi detached house
- Modern and brightly lit kitchen
- New Boiler and double glaze windows
- Closer to Co-op, Tesco and Market Square
- Brand new luxury fittings with WC ground floor
- Laminate flooring on ground and 1st floor
- Large Private driveway
- Spacious reception room
- Brand new Bathroom with separate WC
- Excellent transport links: Mauldeth Train station is 15 mins walk away



### Directions

### Viewings

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

### Council Tax Band

### EPC Rating:

C

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>	71	
(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	