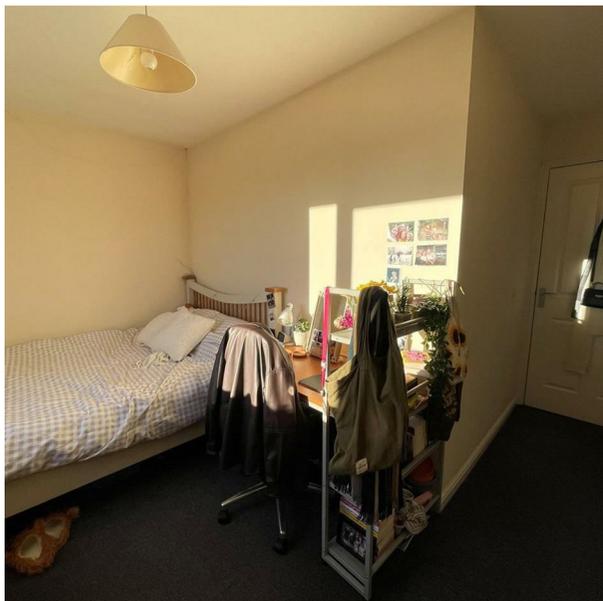


20 Lauderdale Crescent, Manchester, M13 9FD  
£2,350  
Council Tax Band: New Build



STUDENT PROPERTY. A three story town house with four double bedrooms offered fully furnished benefitting from a private garden and three bathrooms.

The property consists of a spacious kitchen with dining room table and chairs which leads out into the private garden. There are four double bedrooms all with free standing furniture including a double bed, chest of draws and wardrobe. One of the rooms located on the top floor of the building has its own private en suite along with a down stairs toilet and master bathroom.

Located in Grove village the property is a short walk away from both MMU and Manchester metropolitan university. There are several bus stop a 5 minute walk away on Plymouth Grove which will take you in and around the city centre.



ORLANDO REID

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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	