



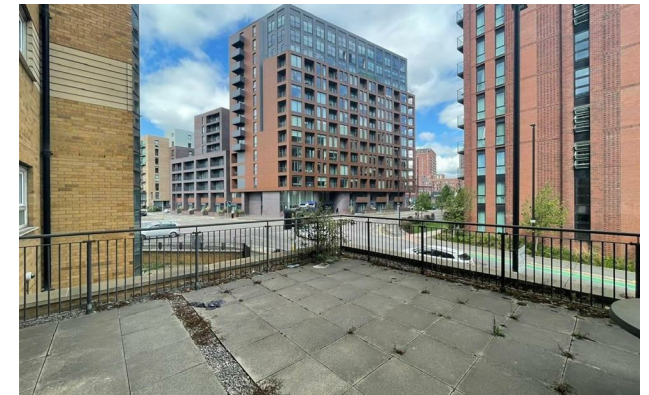
*Jordan fishwick*

Apt 5 Fusion Core 6, 8 Middlewood Street,  
£1,150 Per Calendar Month



## Fusion Core 6 Salford M5 4LN

£1,150 Per Calendar Month



### The Property

Available Start of April. A modern two bedroom 1st floor apartment set within George Wimpey's Fusion development just 15 minutes walk from Manchester City centre. Recently redecorated and improved throughout, the property comprises of entrance hall, leading to living room with access to the modern separate fully integrated kitchen with dishwasher, fridge/freezer and washer/dryer. Stunning bathroom with shower attachment. Two bedrooms with the master having fitted wardrobes. Off the lounge area is a fantastic large paved terrace area. Ideal for those wanting access to the Manchester ring road but within walking distance to the city. Furnished. Secure Parking. 12 month contracts preferred. Tax Band B. EPC Rating B.

**\*VIDEO/PHOTO OFFERS NOT ACCEPTED - PLEASE BOOK AN IN PERSON VIEWING\***

- Available Start of April
- First Floor
- Two Bedroom - Furnished
- Large Terrace
- Tax Band B
- EPC Rating B
- Close to City Centre
- Modern Kitchen
- Parking included



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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