



*jordanfishwick*

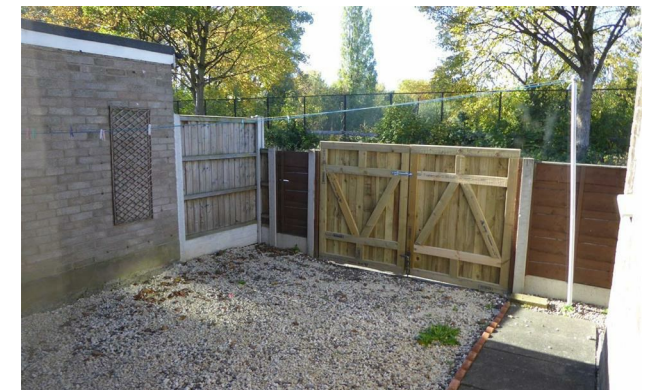
294 Viaduct Street, Beswick, M12 6NE  
£1,200 Per Calendar Month





## Viaduct Street Manchester M12 6NE

£1,200 Per Calendar Month



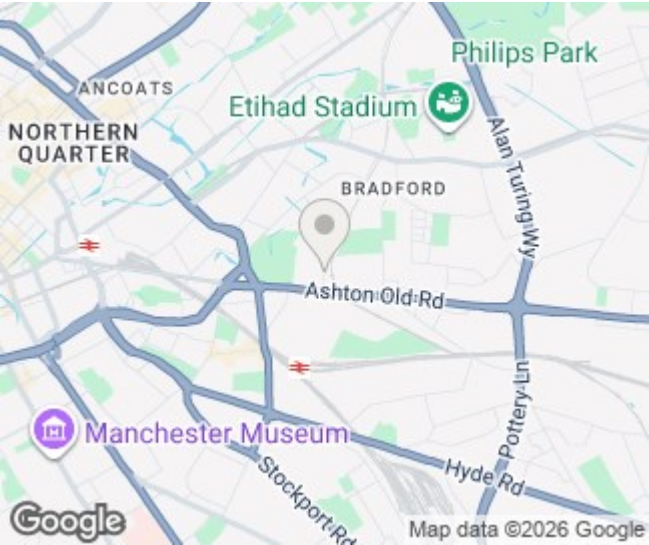
### The Property

Available Early March. This three bedroom mid mews house just a mile from the City Centre. The property is generous in size throughout on a quiet street and comprises of entrance hallway with downstairs WC, living room overlooking the large front garden, dining room/bedroom four, separate kitchen with gas cooker, fridge/freezer and washing machine, with access to the rear garden with gates to provide off road parking. On the first floor there are two double bedrooms, both with fitted wardrobes and a single bedroom/study, as well as three large and very useful storage cupboards. Three piece bathroom suite with shower attachment. Double glazed windows throughout and gas central heating. Furnished. Working Professionals Only. No pets. Council Tax Band A. EPC Rating D. REPOSIT (Nil Deposit option) available on this property.

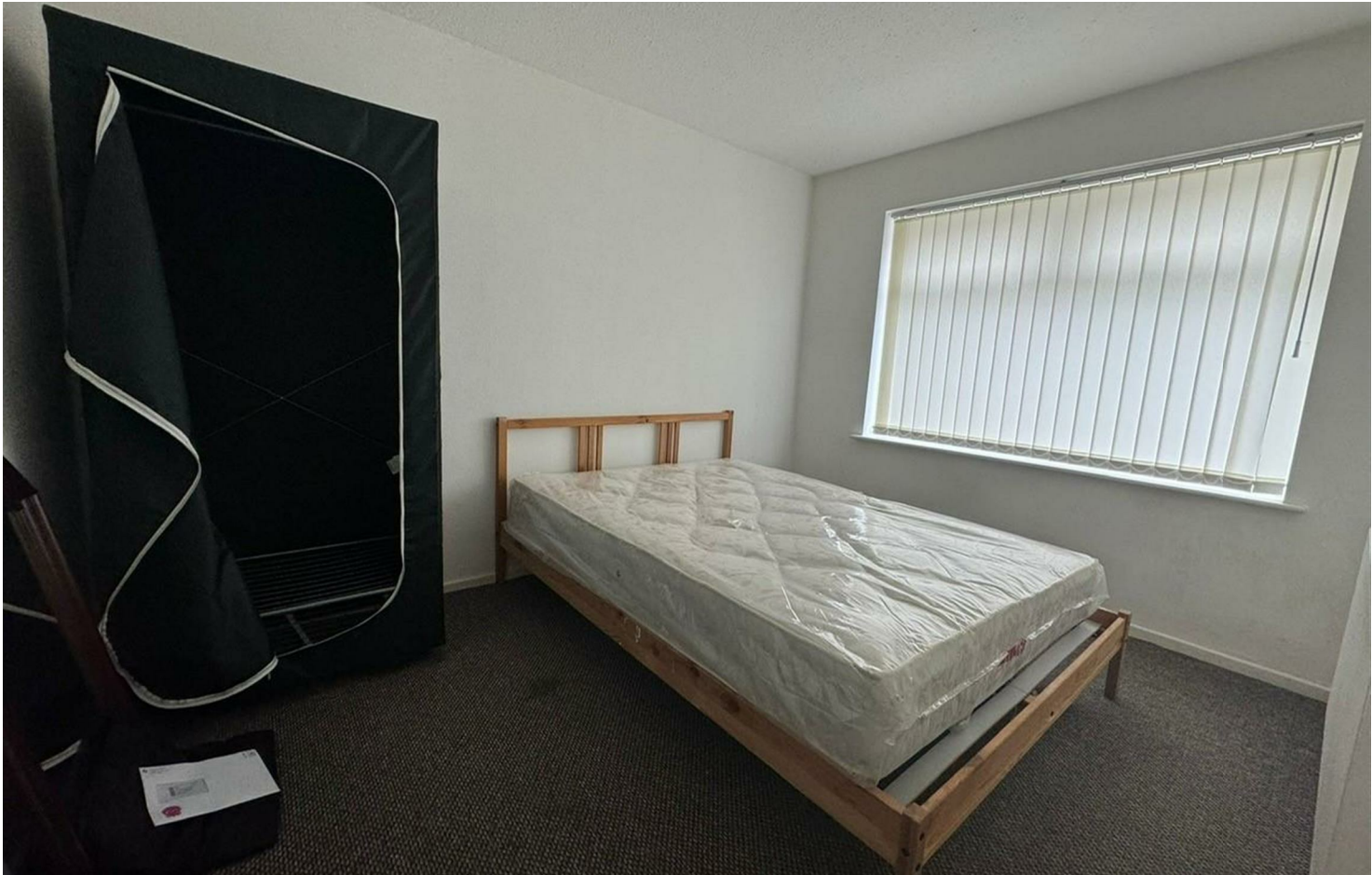
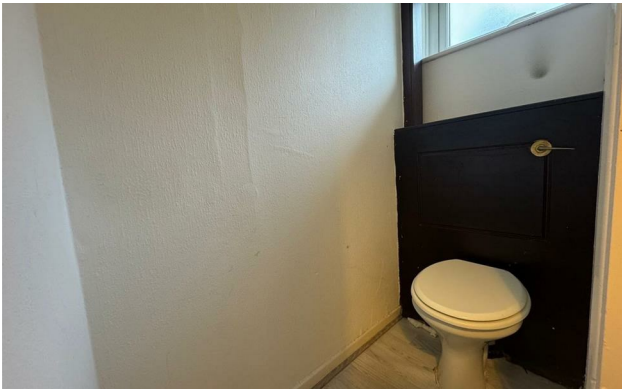
\*VIDEO/ PHOTO OFFERS NOT ACCEPTED - PLEASE CALL TO BOOK A VIEWING\*



- Available Early March
- Three Bed Mid Mews House
- Living & Dining Room
- Downstairs WC
- Double Glazing
- Tax Band A
- EPC Rating D
- 1 Mile from City Centre
- Off Road Parking
- Reposit available



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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.

Offices at: Offices at Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington