

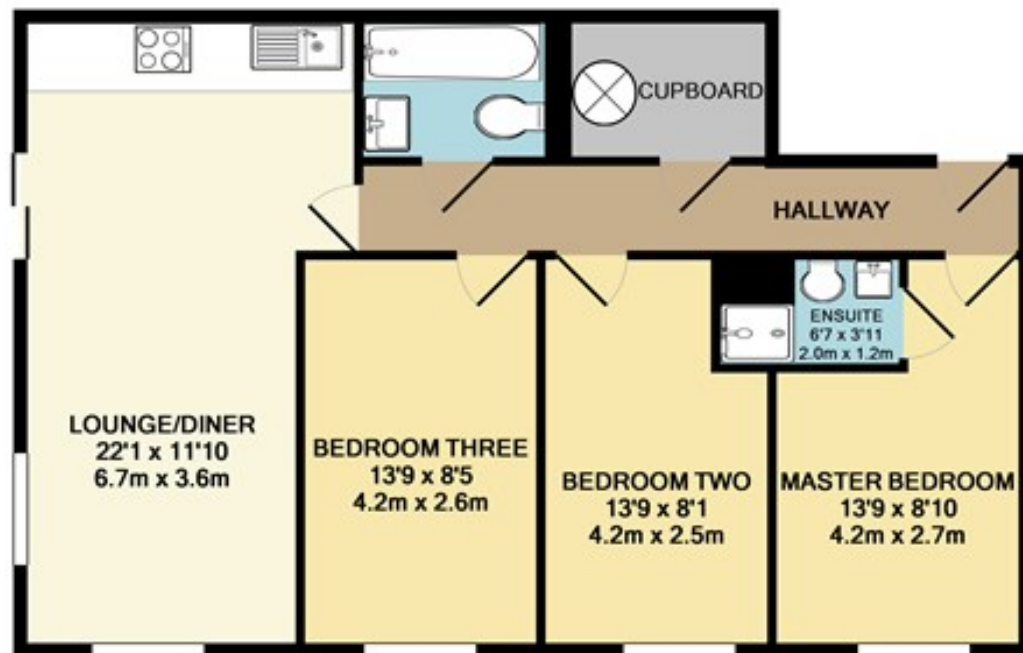


40 DELTA POINT 74 BLACKFRIARS ROAD GREATER MANCHESTER, M3 7EL

£1,650 PCM

This stunning three double bedroom apartment which is located within a few minutes walk to Manchester City Centre. This second floor apartment briefly comprises: entrance hall, open plan lounge/dining area, fully integrated kitchen, three double bedrooms, en-suite off the master bedroom, and there is also a main luxury bathroom. It benefits from excellent transport links and access to the ring road and motorway. Secure Allocated Parking. Fully furnished. Available 2nd November 2026.

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TOTAL APPROX. FLOOR AREA 723 SQ.FT. (67.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	81	86
	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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