



31 Colliery Street, Manchester, M11 2AW

£900

- Two Double Bedrooms
- Two Receptions Rooms
- Short Journey to City Centre
- Council Tax Band: A
- Close to Etihad Campus
- Great Transport Links
- EPC: D
- Deposit: £1038

31 Colliery Street, Manchester M11 2AW

Nestled on Colliery Street in the vibrant city of Manchester, this charming mid-terrace house offers a delightful blend of comfort and modern living. Spanning an impressive 839 square feet, the property features two spacious double bedrooms, making it an ideal choice for couples, small families, or professionals seeking an urban retreat.

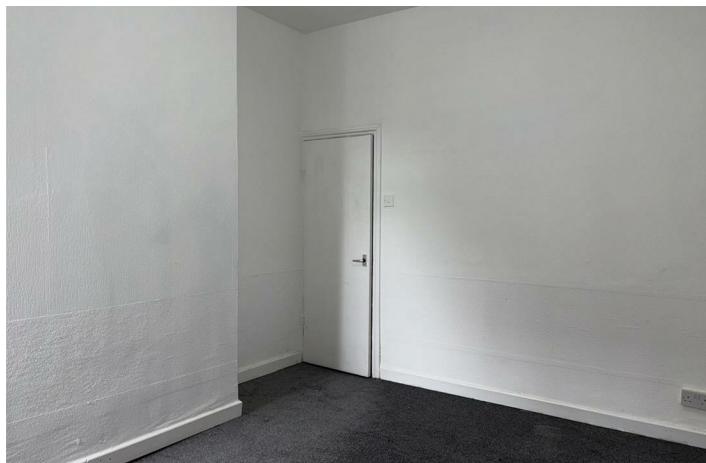
Upon entering, you are welcomed by two inviting reception rooms that provide ample space for multiple uses. The recently renovated kitchen is a standout feature, boasting contemporary finishes ensuring that it is both functional and aesthetically pleasing. This home is ready for you to move in immediately, allowing you to settle in without delay.

The location is particularly advantageous, being in close proximity to the renowned Etihad Campus, which is home to various amenities and recreational facilities. Additionally, the property is situated near popular schools, making it an excellent choice for families with children.

With its appealing features and prime location, this mid-terrace house on Colliery Street presents a wonderful opportunity for those looking to embrace the vibrant lifestyle that Manchester has to offer. Don't miss your chance to make this lovely property your new home.



Council Tax Band: A



Living Room
12'9" x 10'2"

Dining Room
12'9" x 12'5"

Kitchen
6'10" x 8'10"

Bathroom
6'10" x 4'11"

Bedroom One
12'9" x 13'5"

Bedroom Two
12'9" x 12'5"

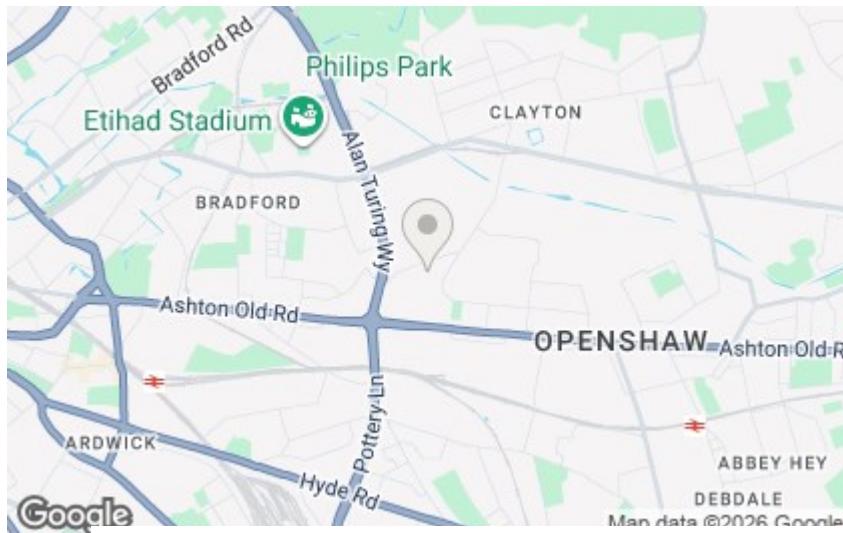
Anti Money Laundering

MONEY LAUNDERING If you are thinking of Buying, Selling, Renting or Investing in Property, please note, that it is our obligation to comply with the following Acts of Parliament: 1) The Money Laundering Regulations Act 2003 2) The Proceeds of Crime Act 2002 3) Terrorism Act 2000 (as amended by the anti-terrorism Crime and Security Act 2001)

Disclaimer

Kingsdale Estates have received confirmation from the Landlord or Seller that all information within the particulars are correct. In the event of the property being a leasehold, Kingsdale Estates would have requested all relevant information in advance. Although we believe all material in the marketing to be correct, we would advise interested parties to satisfy any quires prior to reaching a legal agreement.





EPC Rating:

D

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		EU Directive 2002/91/EC	

