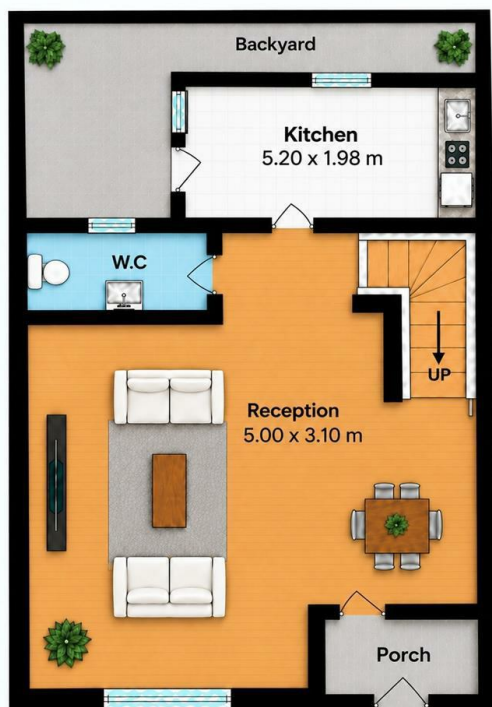




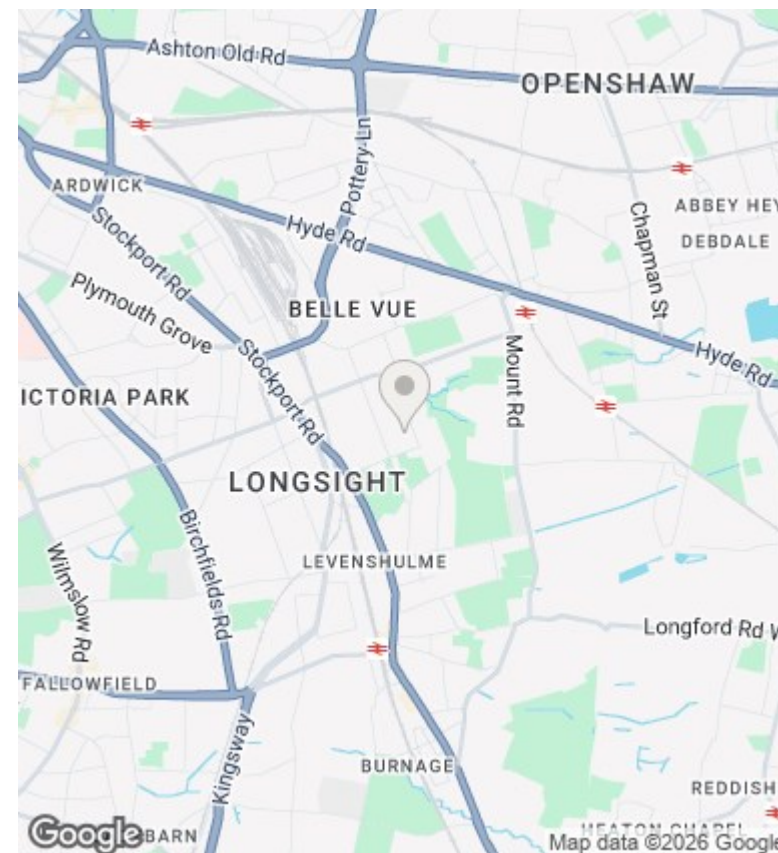
## 22 Sherrington Street, Manchester, M12 5RW

Offers Over £195,000

- Two-bedroom terraced House in Longsight
- Convenient Modern downstairs WC
- Council Tax Band A
- Excellent transport links to Manchester city-centre
- Two well-proportioned bedrooms
- New Modern fitted kitchen
- Near to Lidl and ASDA and Longsight Market
- Generous reception room for comfortable living
- Spacious Family Bathroom
- Close to St Richard's and Crowcroft Park schools



**Ground floor**



## Directions

## Viewings

Viewings by arrangement only. Call 0161 804 3480 to make an appointment.

## Council Tax Band

B

## EPC Rating:

D

| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) <b>A</b>                          |         | <b>88</b>                  |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            |         | <b>65</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 |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |