



Jordan fishwick

13 Rosford Avenue, Fallowfield, M14 7BW
£1,050 Per Calendar Month



**Rosford Avenue Manchester
M14 7BW**

£1,050 Per Calendar Month



The Property

View our Virtual Tour Here - https://youtu.be/YVtta_JDXBU

**** AVAILABLE END JULY **** A delightful two bedroom mid terrace property, boasting many period features including original wooden flooring throughout downstairs. The property is perfectly suited to a couple or professional sharers and is ideally located within walking distance to local amenities and transport links to the City Centre. In brief, the property comprises; entrance hall, spacious front reception room with open feature fireplace, great sized dining/second living area and a fitted kitchen with white goods. To the first floor are two double bedrooms and a modern bathroom suite. To the rear of the property is a decent sized yard that catches plenty of sunlight and has been refurbished in the last 12 months. Available mainly unfurnished however some items in the photos available by prior negotiation. To view and discuss the no deposit option please apply Withington 0161 438 2411.

EPC Rating - D

- Available End July
- Two Double Bedrooms
- Two Reception Rooms
- Perfect for a Couple or Professional Sharers
- Beautifully Presented with Original Features
- Unfurnished
- Rear Garden
- Great Location
- Close to all Local Amenities
- Council Tax Band A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(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	





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