



Jordan fishwick

13 Ripplingham Road, Withington, M20 3FX
£2,254 Per Calendar Month



**Ripplingham Road
Manchester M20 3FX**

£2,254 Per Calendar Month



The Property

View our Virtual Tour Here - <https://youtu.be/llzxsLeN2Qk>

***** AVAILABLE 1st JULY 2024 *** £130.00 PPPW *** STUDENT PROPERTY *** HALF RENT JULY *** BILLS PACKAGE AVAILABLE ***** A large and attractive four double bedroom student property, located on a popular road conveniently positioned for Withington village and Universities. The well-planned accommodation is spread over 3 floors and comprises briefly: entrance hall, bedroom, lounge, dining kitchen, utility room and downstairs toilet. Whilst to the first floor there are two double bedrooms, shower room and large storage cupboard off the landing. To the top floor there is a large Velux skylight filling the landing with natural light leading to another well proportioned double bedroom and newly fitted second shower room as of July 2023. The property is fully double glazed with gas central heating. To the rear there is an enclosed courtyard. On street permit parking via the council. Fully Furnished. No deposit option available. To view please call Withington on 0161 438 2411.

EPC Rating - D

- Available 1st July 2024
- £13.00 PPPW
- Four Double Bedrooms
- Fully Furnished
- Half Rent July
- On Street Permit Parking
- Bills Package Available
- Located in the Heart of Withington
- Walking Distance to Local Parks and Amenities
- Council Tax Band B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(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	



