



*Jordan fishwick*

9 Mouldsworth Avenue, Withington, M20  
£1,400 Per Calendar Month



**Mouldsworth Avenue  
Manchester M20 1GR**

**£1,400 Per Calendar Month**



### The Property


View our Virtual Tour Here - <https://youtu.be/egapAUF6XDI>

**\*\*\* AVAILABLE FEBRUARY \*\*\*** A traditional three bedroom property situated in a popular residential road with easy access to Withington and West Didsbury, offering an excellent range of amenities including Metro station, popular bars and shops. With spacious and light accommodation the property would be suitable for a small family, or professional sharers. The accommodation comprises: Entrance hall, large lounge with patio doors to the rear garden, breakfast kitchen leading to downstairs WC and utility cupboard housing most white goods. To the first floor there are three good size bedrooms and a recently fitted bathroom with shower cubicle and waterfall shower head. To the front of the property there is an enclosed garden with paved driveway providing off road parking, whilst to the rear there is a large garden with shed. Double glazing and gas central heating throughout. Available furnished. Please call Withington on 0161 438 2411 to register your interest and nil deposit option available.

EPC Rating - C

- Available February
- Three Bedrooms
- Perfect for Families or Sharers
- Furnished
- Great Location
- Close to all Amenities
- Large Garden with Shed
- Driveway Parking
- Council Tax Band A



| Energy Efficiency Rating                    |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   |           |
| (81-91) <b>B</b>                            |   | <b>83</b> |
| (69-80) <b>C</b>                            | <b>69</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 |   |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |





These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

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