



TO LET

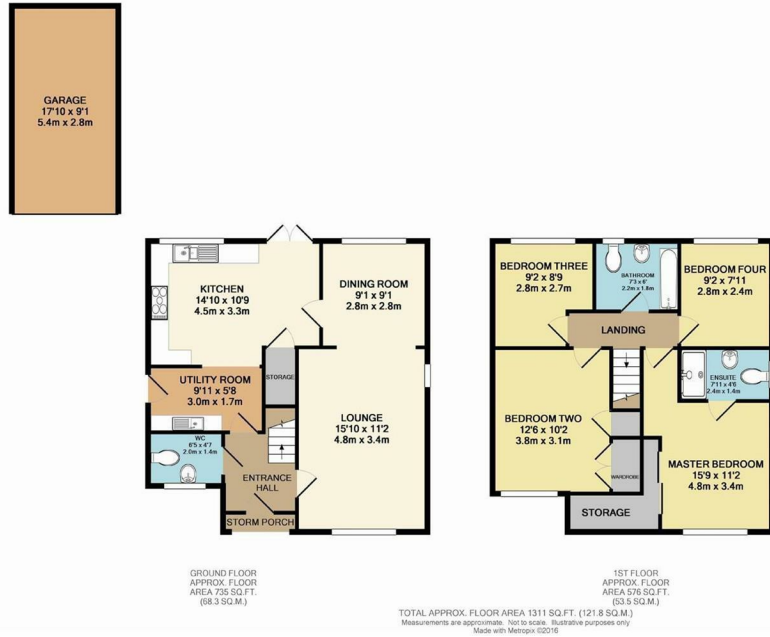


182 Lawnhurst Avenue, Baguley, Manchester, M23 9RQ  
£1,700 Per Calendar Month pcm

- 4 Bed Detached
- Off Road Parking
- Garage
- Furnished
- Great Size Kitchen
- Close To Sale Town Centre
- Master has Ensuite
- Available Early June

## THE PROPERTY

**\*\*AVAILABLE EARLY JUNE\*\***. Jordan Fishwick are pleased to bring to the rental market a MODERN four bedroom detached property presented to a HIGH standard throughout. UPVc double glazing, Gch, accommodation comprises; entrance hall, downstairs WC/cloakroom, lounge, dining room, Fully fitted modern stylish breakfast kitchen, with appliances, utility room. To the first floor there are three double bedrooms, a large size single bedroom, Great size Master bed with built in wardrobes, en suite shower room, white family bathroom suite. Externally off road parking, driveway leading to a large single garage accessed by an electric up and over door. To the rear there is an attractive, private split level garden. Furnished.



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	<b>78</b>	<b>81</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 