



*Jordan fishwick*

10 Gainsborough Avenue, M20 4US  
£1,500 Per Calendar Month



**Gainsborough Avenue  
Withington M20 4US**  
**£1,500 Per Calendar Month**



**The Property**


View our Visual Tour Here - <https://youtu.be/F6o3aB7QX5I>

**\*\*\* AVAILABLE OCTOBER \*\*\* 12 MONTH TENANCY ONLY FROM 1ST OCTOBER \*\*\*** A light and spacious semi detached, corner plot property, located on a quiet residential road only a short distance from Withington and Didsbury villages. Offering excellent transport links to Manchester City centre via Wilmslow Road and Kingsway, the property is ideal for a couple or small family. The accommodation comprises: Entrance hall, dining room, lounge with french doors opening through to a conservatory and the rear garden, open plan kitchen with space for a second dining table and separate utility area. To the first floor: two double bedrooms, additional third bedroom all with fitted wardrobes and a modern bathroom with a white suite. Externally there is a paved garden to the front that wraps around the whole property, including gravelled patio to the rear and tucked away to one side, is a perfectly sized and private lawned garden. Gas central heating and double glazing. Available unfurnished or part furnished (by negotiation) and to include white goods. To arrange a viewing please call Withington on 0161 438 2411.

EPC Rating - D

- Available October
- Two Double Bedrooms
- 12 Month Tenancy Only
- Conservatory
- Utility Room
- Unfurnished
- Close to Didsbury & Withington Village
- Large Wrap Around Garden
- Private Driveway



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>		
(55-68) <b>D</b>	<b>62</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