



ST. CATHERINE'S  
ROAD

*Jordan fishwick*

22 St Catherine`s Road, Withington, M20  
£1,450 Per Calendar Month





**St Catherine`s Road  
Manchester M20 3EF**  
**£1,450 Per Calendar Month**



**The Property**

View our Virtual Tour Here - <https://youtu.be/3u2NjQPUTA0>

**\*\*\* AVAILABLE OCTOBER \*\*\*** A well presented and spacious three bedroom semi detached family home, ideally located within walking distance of Withington Village and transport links. The property is perfectly suited for a family or professional sharers only. In brief, the property comprises; porch, large hallway, lounge, open plan kitchen/diner with French doors leading to the garden, downstairs W/C and utility space housing washing machine. To the first floor are three very good sized bedrooms and a bathroom with full three piece shower suite. Externally there is a great sized garden wrapping round the property. Driveway with ample parking of at least 3 cars and garage with electricity supply. Unfurnished. New oven/hob supplied August 2023. To view or apply please call Withington 0161 438 2411.

EPC Rating - C

- Available October
- Three Bedrooms
- Large Kitchen / Diner
- Downstairs WC and Utility Space
- Perfect for a Family or Professional Sharers
- Unfurnished
- Large Garden & Garage
- Driveway Parking
- Council Tax Band A
- EPC Rating C



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





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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