



*Jordan fishwick*

2 Navigation Street, Ancoats, M4 6ED  
£2,100 Per Calendar Month



## The Property

Available Mid October. Fantastic Three DOUBLE bedroom house located in popular Ancoats, just a short distance from Ancoats Marina and its bars, bakeries and restaurants.

Furnished to an excellent standard, the property benefits from a large open plan living area with fitted kitchen and integrated appliances. To the ground floor there is the integral garage, double bedroom and separate WC. Upstairs on the 1st Floor, there is an open plan living area with access to balcony, and the top floor has two further double bedrooms, with the master bedroom having its own en-suite.

Driveway parking for 1 car, EPC rating B, Council Tax Band D.

REPOSIT (Nil Deposit Option) Available for this property.

**\*VIDEO/PHOTO OFFERS NOT ACCEPTED - PLEASE BOOK AN IN PERSON VIEWING\***

## Navigation Street Manchester M4 6ED

£2,100 Per Calendar Month



- Available Mid October
- Three Double Bedrooms
- Fully Furnished
- Ancoats Marina Nearby
- Driveway & Garage
- Short Walk to City Centre
- Tax Band D
- Reposit Available



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

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