

# We're Fully Booked

Due to the volume of interest on this property we are unable to offer any further viewings at this time.

Please register to ensure you see our new listings as they become available.

*jordan fishwick*

7 Booth Avenue, Fallowfield, M14 6RB

£625 Per Calendar Month





## The Property

View our Virtual Tour Here - <https://www.youtube.com/watch?v=diswC3VFNac>

**\*\*\* FULLY BOOKED FOR VIEWINGS \*\*\* AVAILABLE NOW \*\*\* ROOM ONLY BILLS INCLUDED \*\*\*** A well presented & spacious residence which benefits from seven good sized double bedrooms, one bathroom, one shower room, a modern fitted kitchen and a living room. Offered on a fully furnished basis. Benefits include; gas central heating, double glazing & an alarm system. ROOM ONLY with bills included. Located on Booth Avenue, the property is in the heart of the action, with easy access to local amenities and transportation links. This property is designed to provide a comfortable and stylish student / working professional living environment and must be viewed to appreciate the size of the accommodation on offer. To View Apply Withington 0161 438 2411.

EPC Rating - E

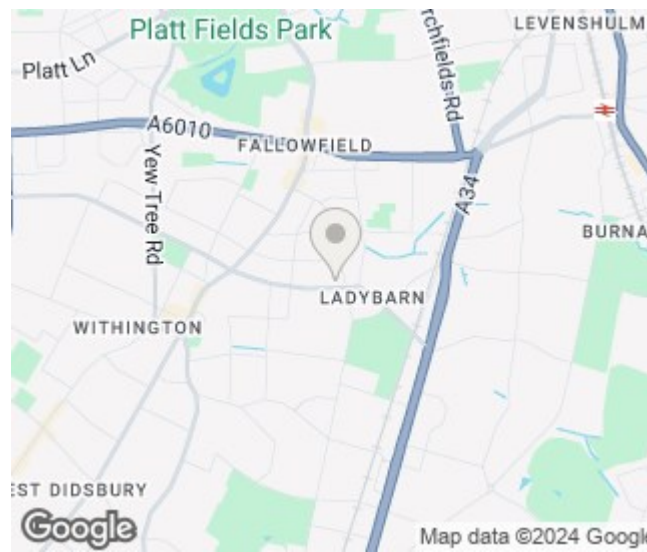
## Booth Avenue Manchester M14 6RB


£625 Per Calendar Month





- Available Now
- Double Room Only
- House Share
- Two Bathrooms
- Communal Areas
- Furnished
- Students or Professionals
- All Bills Included
- Council Tax Band D
- EPC Rating E



| Energy Efficiency Rating                    |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   |           |
| (81-91) <b>B</b>                            |   | 79        |
| (69-80) <b>C</b>                            |   |           |
| (55-68) <b>D</b>                            | 61  |           |
| (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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