



**jordan fishwick**

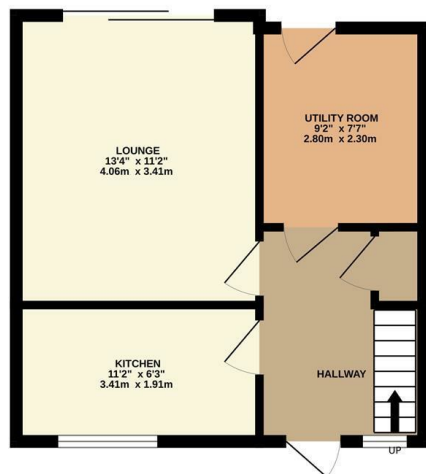
5 KELFIELD AVENUE MANCHESTER M23 0FQ  
Per Calendar Month £1,250 Per

## 5 KELFIELD AVENUE MANCHESTER M23 0FQ

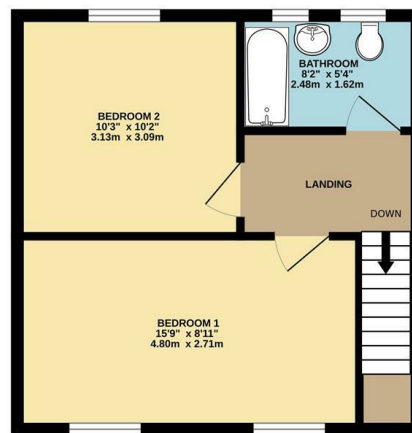
Available Now! A two double bed terrace property situated within a convenient location close to the local tram station. Entrance hall, lounge with patio doors to the rear gardens, modern fitted kitchen with appliances. Rear utility room. Two double bedrooms to the first floor. Modern fitted bathroom. Gas central heating from a combination boiler. UPVC double glazing. Good size rear garden (maintenance included)  
Manchester Council Tax Band A, EPC Rating C



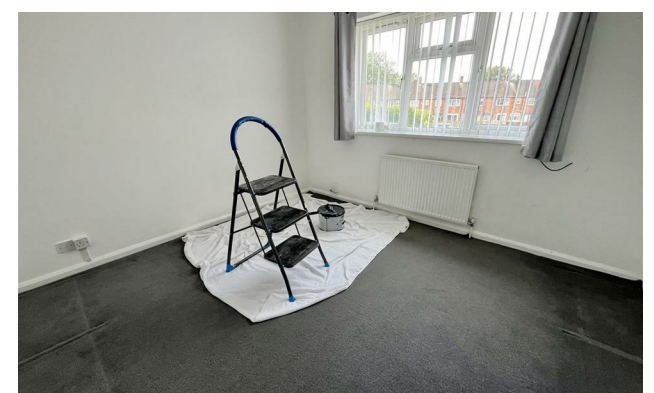
GROUND FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA: 713 sq.ft. (66.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2024



- Available Late September
- Two Double Bedrooms
- Modern Fitted Kitchen with Appliances
- Modern Fitted Bathroom
- Good Size Garden To The Rear
- Cul De Sac Parking
- Epc Rating C
- Manchester Council Tax Band A
- Garden Maintenance Included

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
74	87		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	