

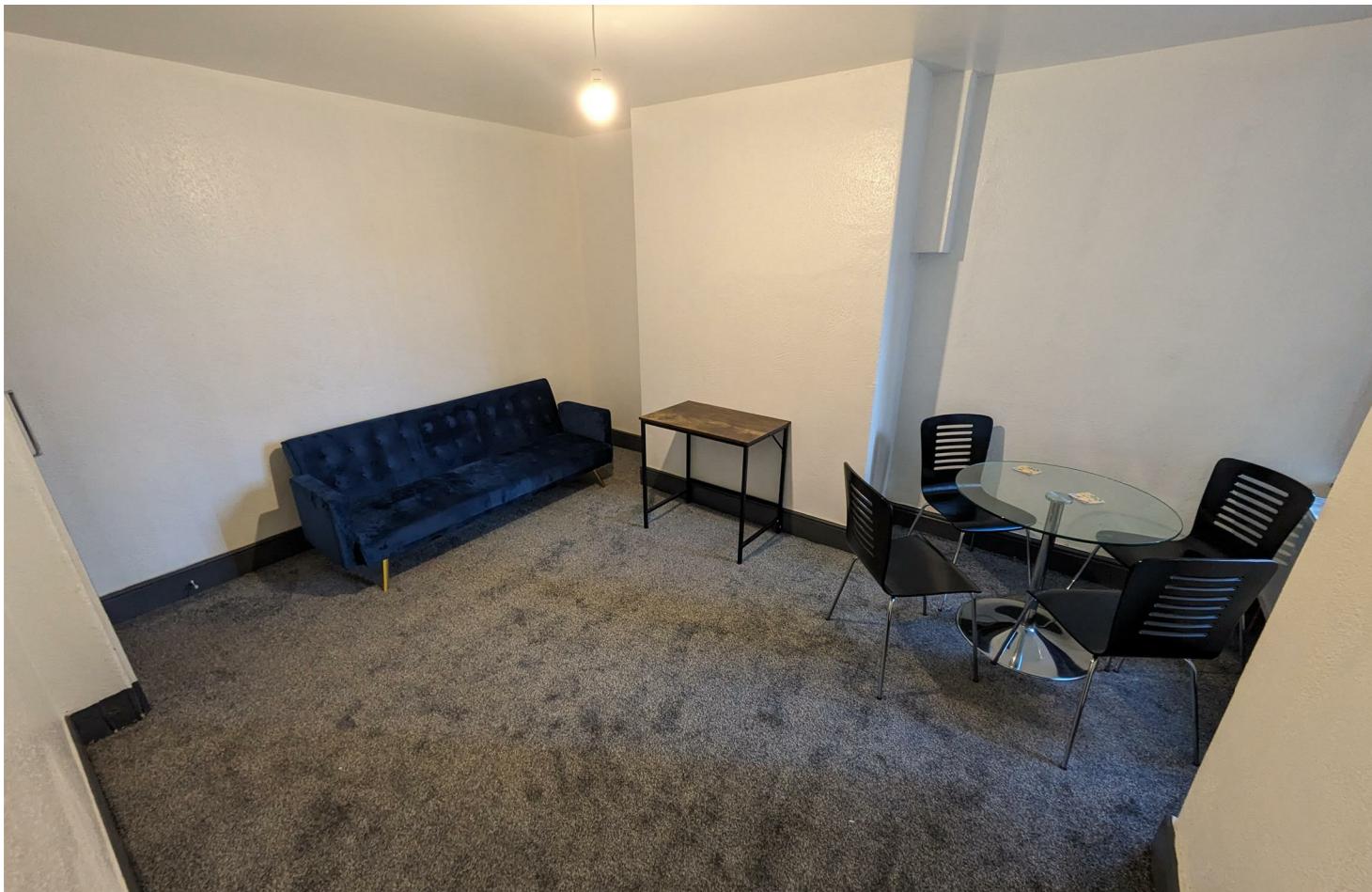


jordan fishwick

46 Monica Grove, Levenshulme, M19 2BN
Guide Price £2,512 Per Calendar Month

**Monica Grove Manchester
M19 2BN**

£2,512 Per Calendar Month



The Property

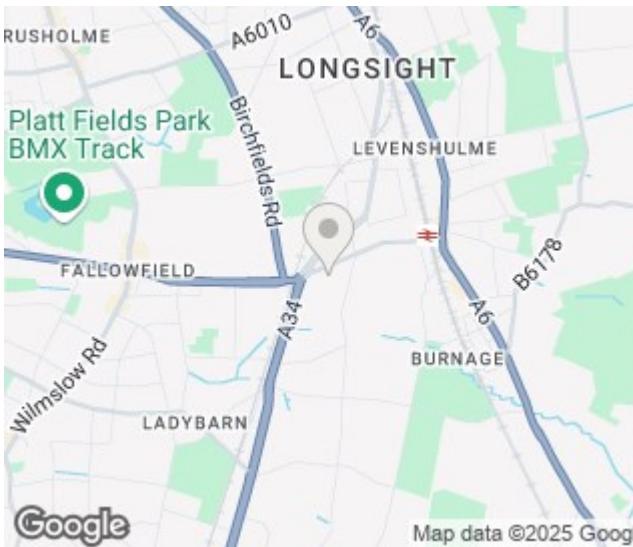
View our Virtual Tour Here - <https://www.youtube.com/watch?v=LYV5XNVk6sY>

*** AVAILABLE JULY *** £145.00 PPPW ***NO DEPOSIT OPTION AVAILABLE *** BILLS PACKAGE AVAILABLE *** Recently refurbished four double bedroom property on the Fallowfield/Burnage Border, that is ideal for students or young professionals. The well-planned accommodation is spread over two floors and briefly comprises; entrance hall, the first of four double bedrooms, a large lounge, W/C and a brand new fitted kitchen. Whilst to the first floor there are three further double bedrooms and two newly fitted shower rooms. The property also benefits from new flooring, furniture and appliances throughout the property. Fully furnished with on-street parking,

EPC Rating - E



- Available July 2025
- £145.00 PPPW
- Four Double Bedrooms
- Fully Furnished
- Recently Refurbished
- Ideal for Student or Sharers
- On Street Parking
- Bills Package Available
- EPC Rating E
- Council Tax Band B



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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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