



jordanfishwick

22 St Catherine`s Road, Withington, M20
£1,350 Per Calendar Month



The Property

View our Virtual Tour Here - <https://youtu.be/3u2NjQPUTa0>

*** AVAILABLE OCTOBER *** JUST REDUCED *** 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 compromises; 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.

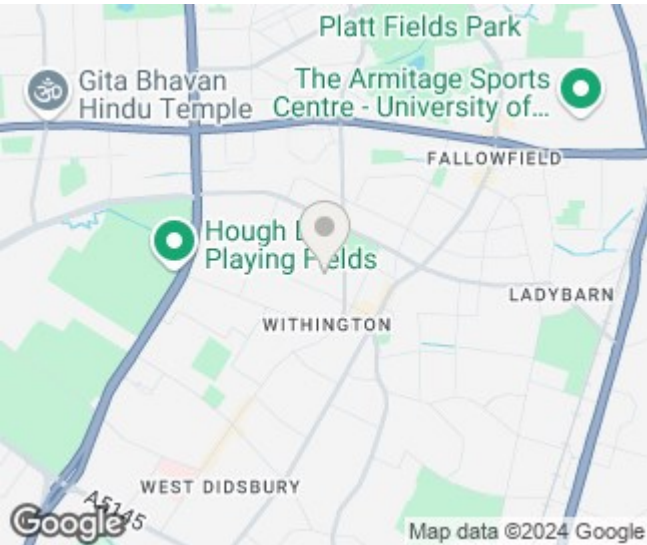
EPC Rating - C

St Catherine's Road Manchester M20 3EF

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- 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) A	69	84
(81-91) B		
(69-80) C		
(55-68) D		
(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.

Offices at: Offices at Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington