



*jordan*fishwick

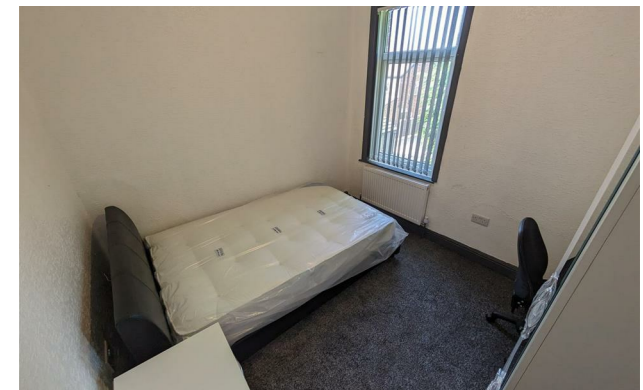
46 Monica Grove, Burnage, M19 2BN

£650



## Monica Grove Manchester M19 2BN

£650



### The Property

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

**\*\*\* AVAILABLE NOW \*\*\* ROOM ONLY BILLS INCLUDED \*\*\*** 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, ROOM ONLY with all bills included. To view please call Withington on 0161 438 2411.

EPC Rating - E

- Available Now
- Double Room Only
- House Share
- Fully Furnished
- Ideal for Student or Sharers
- Recently Refurbished
- On Street Parking
- EPC Rating E
- Council Tax Band B



| Energy Efficiency Rating                    |           |                                                                                                                |
|---------------------------------------------|-----------|----------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                      |
| Very energy efficient - lower running costs |           |                                                                                                                |
| (92 plus) <b>A</b>                          |           | <b>81</b>                                                                                                      |
| (81-91) <b>B</b>                            |           |                                                                                                                |
| (69-80) <b>C</b>                            |           |                                                                                                                |
| (55-68) <b>D</b>                            | <b>53</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<br>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