



jordanfishwick

13 Rosford Avenue, M14 7BW
£1,100 Per Calendar Month



Rosford Avenue Fallowfield M14 7BW

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The Property

*** AVAILABLE NOW *** A delightful two bedroom mid terrace property, boasting many period features including original wooden flooring throughout downstairs. The property is perfectly suited to a couple or professional sharers and is ideally located within walking distance to local amenities and transport links to the City Centre. In brief, the property compromises; entrance hall, spacious front reception room with open feature fireplace, great sized dining/second living area and a fitted kitchen with white goods. To the first floor are two double bedrooms and a modern bathroom suite. To the rear of the property is a decent sized yard that catches plenty of sunlight. Available mainly unfurnished however some items in the photos available by prior negotiation. To view please apply Didsbury.

View our Virtual Tour Here - https://youtu.be/YVtta_JDXBU

EPC Rating - D // Council Tax Band A

- Available Now
- Two Double Bedrooms
- Two Reception Rooms
- Perfect for a Couple or Professional Sharers
- Unfurnished
- Beautifully Presented with Original Features
- Great Location
- Rear Garden
- Council Tax Band A
- EPC Rating - D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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