



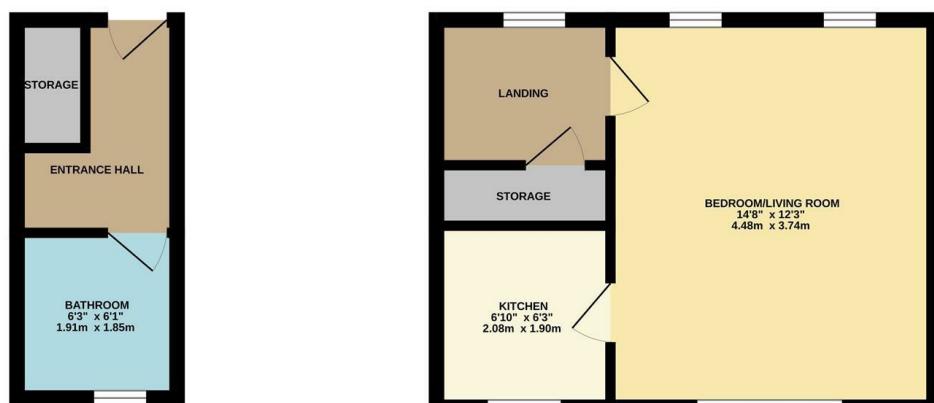
Jordan fishwick

12 DRAYFORD CLOSE MANCHESTER M23 0GF
PCM £850 PCM

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*** AVAILABLE MARCH *** Modern studio flat with Private Entrance. Situated within a popular residential area, close to Sale Moor village and only a stones throw away from the new Metro Link Station. This property comprises private entrance, modern bathroom with shower over bath, stairs leading to first floor, good size lounge and bedroom and fully fitted kitchen with appliances. Ample parking available. Offered on a Furnished basis. Call now to view.

GROUND FLOOR 1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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- ONE BEDROOM FLAT
- PRIVATE ENTRANCE
- FURNISHED
- CLOSE TO METROLINK
- CLOSE TO LOCAL SHOPS
- EPC RATING - C
- COUNCIL TAX BAND A
- PARKING

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

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