

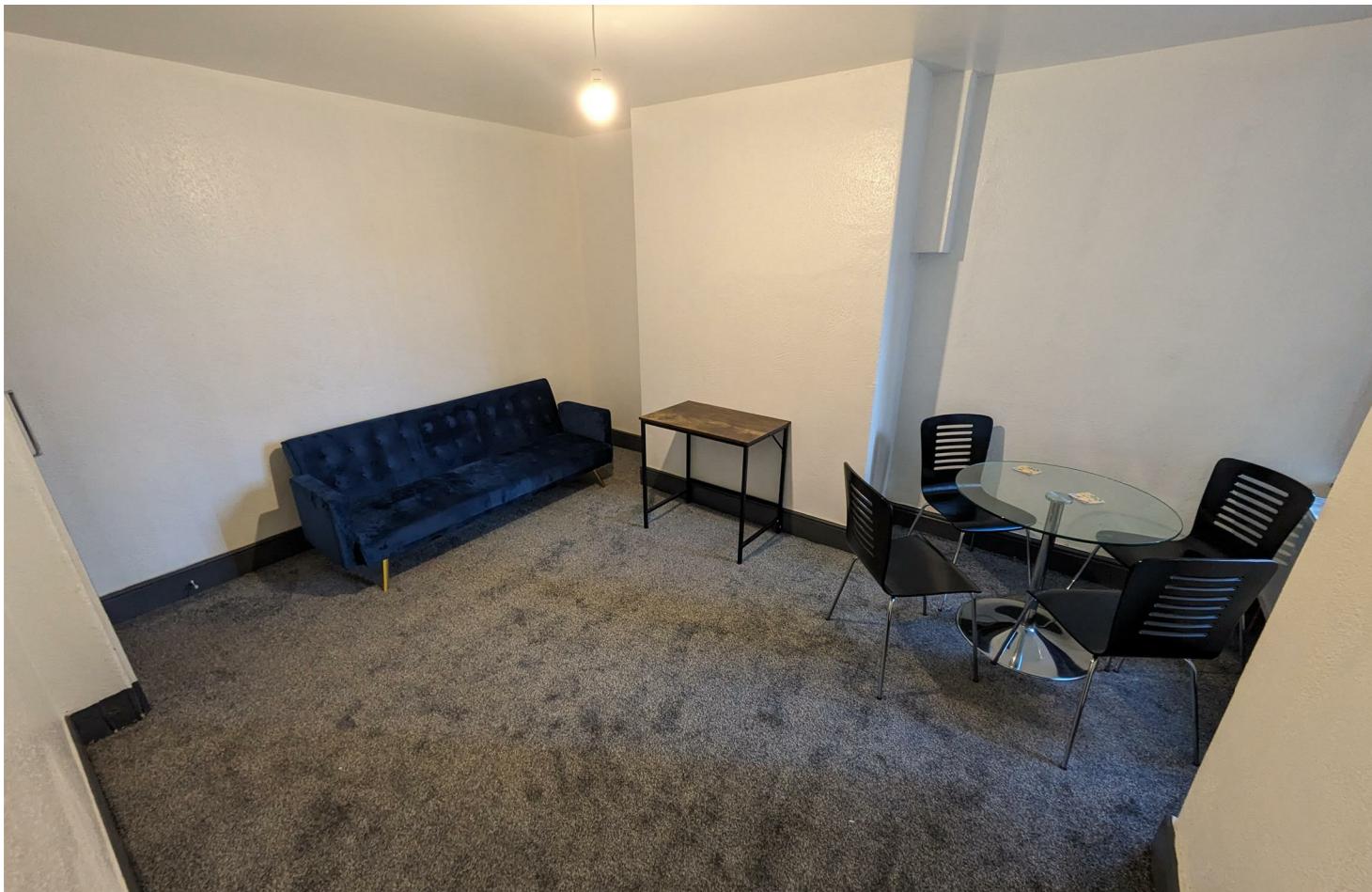


*jordan* fishwick

46 Monica Grove, Levenshulme, M19 2BN  
Guide Price £2,600 Per Calendar Month

**Monica Grove Manchester  
M19 2BN**

**£2,600 Per Calendar Month**



### The Property

\*\*\* AVAILABLE JULY \*\*\* £150.00 PPPW \*\*\* BILLS PACKAGE AVAILABLE \*\*\* Recently refurbished four double bedroom property on the Fallowfield/Burnage border, that is ideal for students. 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,

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

EPC Rating - E / Council Tax Band B



- Available July 2026
- £150.00 PPPW
- Four Double Bedrooms
- Fully Furnished
- Recently Refurbished
- Students Only
- 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		
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC





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