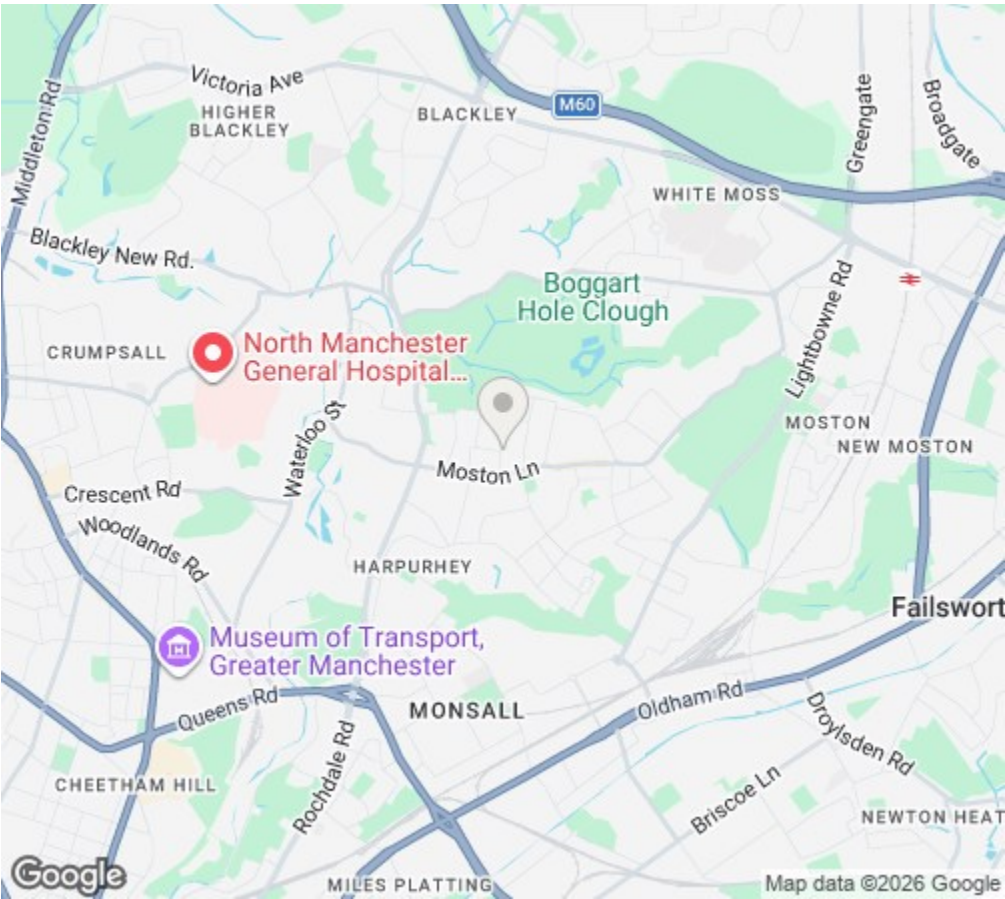




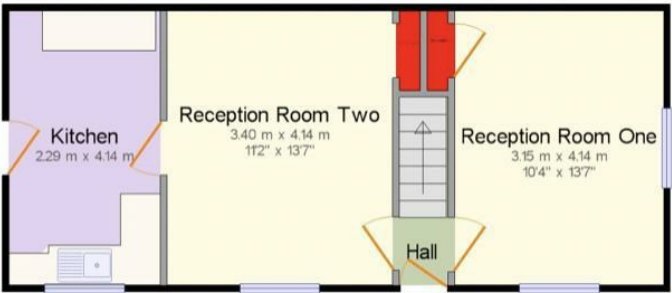
Viewings

Viewings by arrangement only.
Call 0114 483 0038 to make an appointment.

Vendors Comments

Add text here

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		58
(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



Ground Floor



1st Floor



38 Melbourne Street, Manchester, Lancashire, M9 4EH

£1,000 Per month

- Two bedroom end terrace property
- Two reception rooms
- Available for immediate occupation
- Close to amenities and transport links for Manchester city centre
- EPC Grade D
- Recently modernised throughout
- Two bathrooms
- Ideal for a professional couple or small family
- Early viewing highly recommended to avoid disappointment

38 Melbourne Street, Manchester M9 4EH

RECENTLY MODERNISED, two bedroom END TERRACE property with TWO RECEPTION ROOMS and TWO BATHROOMS, AVAILABLE FOR IMMEDIATE OCCUPATION.
This property truly needs to be viewed to be fully appreciated, having been MODERNISED THROUGHOUT and offering versatile living space rarely found in a rental of this size.
Ideal for a professional couple or small family and situated in this HIGHLY SOUGHT AFTER location, extremely close to an abundance of local amenities and excellent public transport links, with convenient access to MANCHESTER CITY CENTRE.
In brief the accommodation comprises: entrance hall, living room, dining room and kitchen to the ground floor. To the first floor there are two bedrooms and two bathrooms. Yard to the rear.
An early viewing is highly recommended to avoid disappointment.
EPC Grade D.

 2  2  2  D

Council Tax Band: A

