



17 Boxhill Drive
Manchester M23 0PN
£1,150 Per Month

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17 Boxhill Drive

Manchester M23 0PL Per Month £1,150 Per Month

NEW TO THE MARKET!!!!!!!!!!!!!! A well-adapted one-bedroom home with excellent accessibility features, an enclosed rear garden and a wheelchair-friendly kitchen.

Located on Boxhill Drive in Northern Moor, Manchester, this one-bedroom property offers comfortable and practical accommodation, particularly suited to someone looking for a home with adaptations to support independent living.

The property has been adapted to make everyday living easier and more comfortable for a wheelchair user. The wet room provides level-access washing facilities, while the adapted kitchen offers a more practical layout for someone using a wheelchair.

The enclosed rear garden provides a private outdoor area that can be enjoyed without leaving the property, making it particularly useful for relaxing outdoors or spending time with visitors if you get the weather that is.

An excellent opportunity to rent a practical, accessible home in a convenient Northern Moor location.

- One double bedroom
- Wet room with accessible facilities
- Wheelchair-friendly access
- Adapted kitchen designed with accessibility in mind, including suitable space and layout for wheelchair users
- Enclosed rear garden
- Suitable for someone who requires an adapted home or wheelchair-accessible facilities
- Practical, accessible accommodation on one level
- Enclosed rear garden, providing a private outdoor space
- Available Now
- Part Furnished

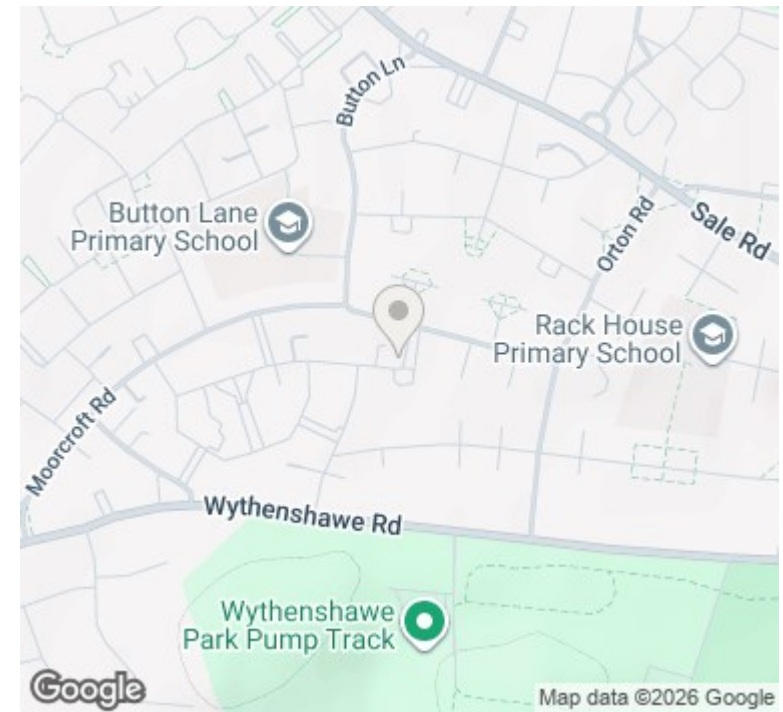


TO
FOLLOW*****

Tenure:
Council Tax: Manchester A



To view this property call Main & Main on 0161 437 1338



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(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		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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Heald Green (Head Office) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Sales 0161 437 1338 ♦ Auctions ♦ 0161 437 5337

Lettings (1st Floor) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Lettings ♦ 0161 491 6666



Company Registration No. 5615498