



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	83	84
(81-91) B		
(69-80) C		
(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

Two Bedroom House

£1,500 PCM

Devonshire Street South, Manchester

Devonshire Street South, Grove Village, Manchester, M13 9JP

£1,500 PCM

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ZERO DEPOSIT AVAILABLE. A spacious, modern town house set over two floors with open plan living area, two bathrooms and off road parking. Located in the popular area of Grove village this sought after property is within walking distance to the universities and Oxford Road.

This four bedroom town house is ideally located in the Grove Village area. To the ground floor is a separate living area and fitted kitchen/diner with patio doors which lead to the rear garden. There is also a separate WC and wash basin. To the first floor there is a storage cupboard and two of the double bedrooms which have carpeted flooring and are furnished with double beds and wardrobes. To the second floor are a further two bedrooms one with en-suite shower room and also the main bathroom with overhead shower, wash basin and WC. The property is fully furnished to a high standard and benefits from double glazed windows, a front yard and a rear garden.

Grove Village is an excellent location. It is within walking distance to the City Centre, Universities and MRI Hospital. It is surrounded by fantastic public transport including Piccadilly train station which is a 20 minute walk. Grove Village is also surrounded by great local amenities including a Nisa Local, Subway, a large ASDA supermarket and the local post office.



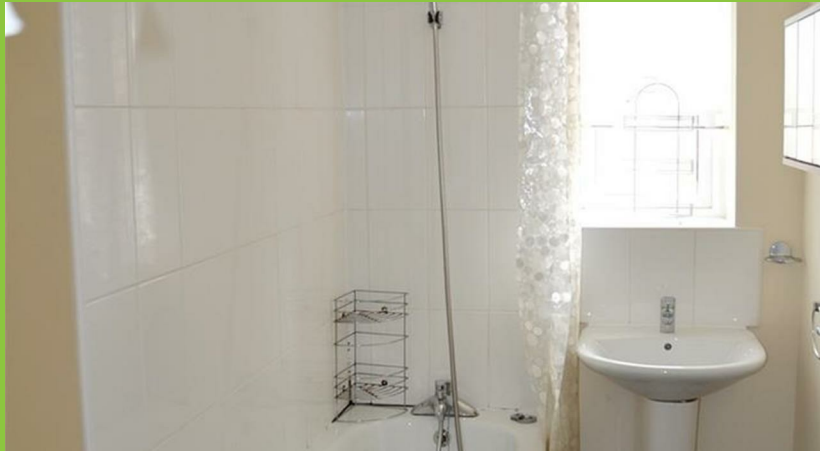
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Whilst we endeavour to ensure the accuracy of property details, we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. Neither have we had sight of legal documents to verify Planning Permission or the Freehold or Leasehold status of any property. Buyers are advised to obtain verification from their solicitor and/or surveyor. Items shown in photographs are not included; they may be available by separate negotiation. Although we try to ensure the accuracy of measurements, we recommend if potential purchasers require accurate measurements to order flooring, or to ensure existing furniture will fit, they should take their own measurements.



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England & Wales		EU Directive 2002/91/EC	
		83	84

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	
		82	83



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