



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Five Double Bedroom House,  
Kensington Avenue, Manchester

£1,560 PCM



Kensington Avenue, Manchester, M14 5PG

£1,560 PCM

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for all your property needs

ZERO DEPOSIT AVAILABLE. BILLS INCLUDED\* in price. A spacious, all double bedroom, terraced house with BILLS INCLUDED. The property comes fully furnished and benefits from a separate living area and kitchen. Situated just off Anson Road. There are fantastic transport links into the City Centre and the property is within walking distance to the University.

BILLS INCLUDED – GAS, ELECTRIC, WATER and BROADBAND. The property benefits from five double bedrooms, all fully furnished and with high ceilings, two of which are on the ground floor with a spacious living area and a fully fitted kitchen which includes fridge freezer, microwave, washer and dryer. On the first floor there are three further double bedrooms and a bathroom. The property also benefits from uPVC double glazing, gas central heating.

This large mid terrace property is a short walk to Wilmslow Road. Access to public transport to and from the universities is excellent with bus stops on Anson Road and Plymouth Grove. On street parking is available on a first come first serve basis.



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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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