



SOLOMON ESTATES presents this beautiful two bedroom home TO LET in Manchester at a prime location, Whalley Range. The property offers excellent transportation links and near to all local amenities.

The property is in an excellent condition and ready to move in. The property is very suitable for a small family. There is a reception room and kitchen/dinner on the ground floor. The 1st floor contains two bedrooms and a bathroom. There is some storage space available. The property has a front driveway and there is a good size yard in the back. The property is benefited from double glaze windows and gas central heating system. The property is unfurnished.

SAT NAV DIRECTIONS: M16 8PX

EPC RATING: C

COUNCIL TAX: B

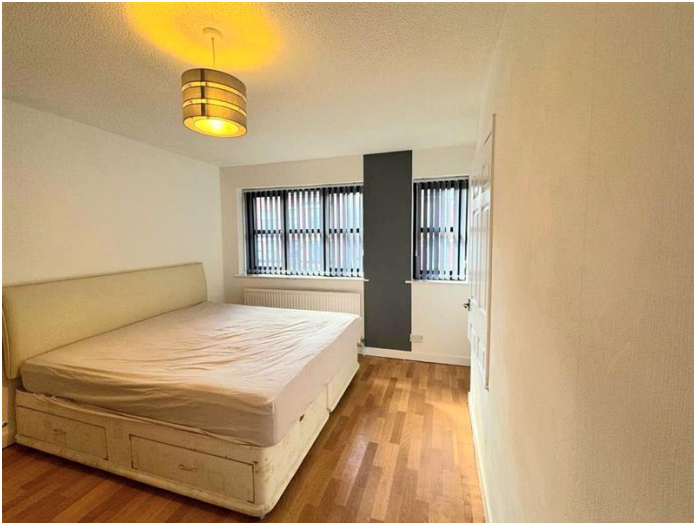
Council Tax Band: B (Manchester City Council)

Deposit: £1,500

Holding Deposit: £300



Parking options: Driveway

Garden details: Rear Garden



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(92-100) A		
(81-91) B		87	(81-91) B		87
(69-80) C			(69-80) C		
(55-68) D		70	(55-68) D		71
(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 	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂)		