



# Thelwall Avenue, Manchester, M14

3 Bed Semi detached house

£1,400 pcm

## Description

We are proud to present this spacious 3 bed semi-detached house in the sought after area of Fallowfield. Close to all local amenities. Comes part-furnished. Driveway parking.

Downstairs 2 Receptions.

Spacious Kitchen

Downstairs W/c

Upstairs 3 bedrooms

Family bathroom

Driveway- ( please Note, landlord's family member will be retaining one of the (right) parking space.

Council Tax Band: A

Deposit: £1,400

Holding Deposit: £275













### Energy Efficiency Rating

|                                             | Current   | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92-100) <b>A</b>                           |           |           |
| (81-91) <b>B</b>                            |           | <b>86</b> |
| (69-80) <b>C</b>                            | <b>74</b> |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |

Viewing by appointment only  
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